

Property Description
of

A 0.175 acre tract of land being a portion of a called 0.301 acre tract of land and a portion of a 0.089 acre tract of land recorded in Volume 1562, Pages 50-51, Official Public Records, Bexar County, Texas, said 0.175 acre tract also being out of Lot 15 and Lot 16, Annie Beck Subdivision, N.C.B. 10353 in the City of San Antonio, Bexar County, Texas recorded in Volume 5140, Page 73, Deed and Plat Records, Bexar County, Texas, said 0.175 acre tract being more particularly described by metes and bounds as follows:

BEGINNING: At a 1/2" iron rod found with a "CEC" cap in the Northeast line of the above referenced 0.301 acre tract of land, for the Southwest corner of a 0.02 acre drainage easement, parcel no. 18674E according to a survey exhibit with a revised date of July 7, 2010 and a metes and bounds description signed and sealed by C. Gordon Clark, RPLS #3999 dated June 9, 2010 provided by the City of San Antonio and on file at the office of Cude Engineers, the Northwest corner of a 0.02 acre drainage easement, parcel no. 18675E according to a survey exhibit with a revised date of July 7, 2010 and a metes and bounds description signed and sealed by C. Gordon Clark, RPLS #3999 dated June 9, 2010 provided by the City of San Antonio and on file at the office of Cude Engineers and being the Northeast corner of the herein described tract, said 1/2" iron rod bears S00°14'28"E, a distance of 51.63 feet from a 1/2" iron rod found with a "CEC" cap for the Northwest corner of said 0.02 acre drainage easement, parcel no. 18674E and also bears S04°10'08"W, a distance of 204.55 feet from a 1/2" iron rod found for the Northeast corner of Lot 16, Annie Beck Subdivision;

THENCE: Departing the Northeast line of said 0.301 acre tract with the West line of said 0.02 acre drainage easement, parcel no. 18675E and severing said 0.301 acre tract, S00°09'57"E, a distance of 40.43 feet to the edge of a concrete wall a 1/2" iron rod set for the Southeast corner of the herein described tract, said 1/2" iron rod bears N00°09'57"W, a distance of 25.45 feet from a concrete nail found with a shiner for the Southwest corner of said 0.02 acre drainage easement, parcel no. 18675E;

THENCE: With the edge of the aforementioned concrete wall, continuing to sever said 0.301 acre tract and severing said 0.089 acre tract the following three (3) courses and distances:

N53°42'20"W, a distance of 30.14 feet;

N50°04'19"W, a distance of 100.14 feet;

N48°26'03"W, a distance of 84.84 feet to a 1/2" iron rod set in the West line of said 0.089 acre tract and the West line of above referenced Lot 16 Annie Beck Subdivision for the Southwest corner of the herein described tract;

THENCE: With the West line of said 0.089 acre tract and the West line of said Lot 16, N00°17'29"W, a distance of 48.82 feet to a 1/2" iron rod found for the North corner of said 0.089 acre tract;

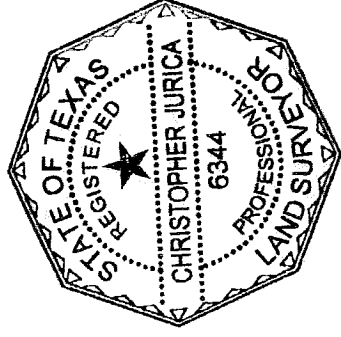
THENCE:

- Departing the West line of said 0.089 acre tract and the West line of said Lot 16, with the Northeast line of said 0.089 acre tract the following two (2) courses and distances:
- S49°02'20"E, a distance of 17.53 feet to a 1/2" iron rod found;
 - S47°57'52"E, a distance of 107.37 feet to a point in the South line of Lot 16, the North line of Lot 15 for the Southeast corner of said 0.089 acre tract and the North corner of said 0.301 acre tract;
- THENCE:**
- Departing the South line of Lot 16, the North line of Lot 15 with the Northeast line of said 0.301 acre tract, S48°31'56"E, at 0.69 feet a 1/2" iron rod found and continuing a total distance of 95.99 feet to the POINT OF BEGINNING, containing 0.175 acres of land.

NOTES

- 1) Basis of Bearing: Texas State Plane Coordinate System, South Central Zone, NAD83(93).
- 2) Set 1/2" iron rods capped with a red "M.W. Cude" plastic cap.
- 2) A survey plat was prepared by a separate document.

Job No. 02787.000
April 19, 2012
CJJ



CJJ
4-19-2012

A 0.175 ACRE TRACT OF LAND BEING A PORTION OF A CALLED 0.301 ACRE TRACT OF LAND AND A PORTION OF A 0.089 ACRE TRACT OF LAND RECORDED IN VOLUME 1562, PAGES 50-51, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, SAID 0.175 ACRE TRACT ALSO BEING OUT OF LOT 15 AND LOT 16, ANNIE BECK SUBDIVISION, N.C.B. 10353 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS RECORDED IN VOLUME 5140, PAGE 73, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

LEGEND

P.O.B.	POINT OF BEGINNING
()	RECORD CALL PER VOLUME 1562, PAGES 50-51 O.P.R.
[]	CALL PER 0.02 ACRE (PARCEL NO. 18674E) DRAINAGE EASEMENT
XXXX/XXX-XXX	VOLUME/PAGE(S)
R.O.W.	RIGHT-OF-WAY
O.P.R.	OFFICIAL PUBLIC RECORDS
D.P.R.	DEED & PLAT RECORDS
●	FOUND 1/2" IRON ROD
⊙	FOUND 1/2" IRON ROD WITH A "CEC" CAP
⊗	POINT
⊗	FOUND CONCRETE NAIL WITH A SHINER
○	SET 1/2" IRON ROD WITH A RED "M.W. CUDE" PLASTIC CAP
⊗	UTILITY POLE
⊗	UTILITY POLE WITH GUY WIRE
⊙	SANITARY SEWER MANHOLE
—○—	CHAIN-LINK FENCE
—OE—	ELECTRIC (OVERHEAD)

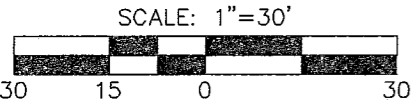
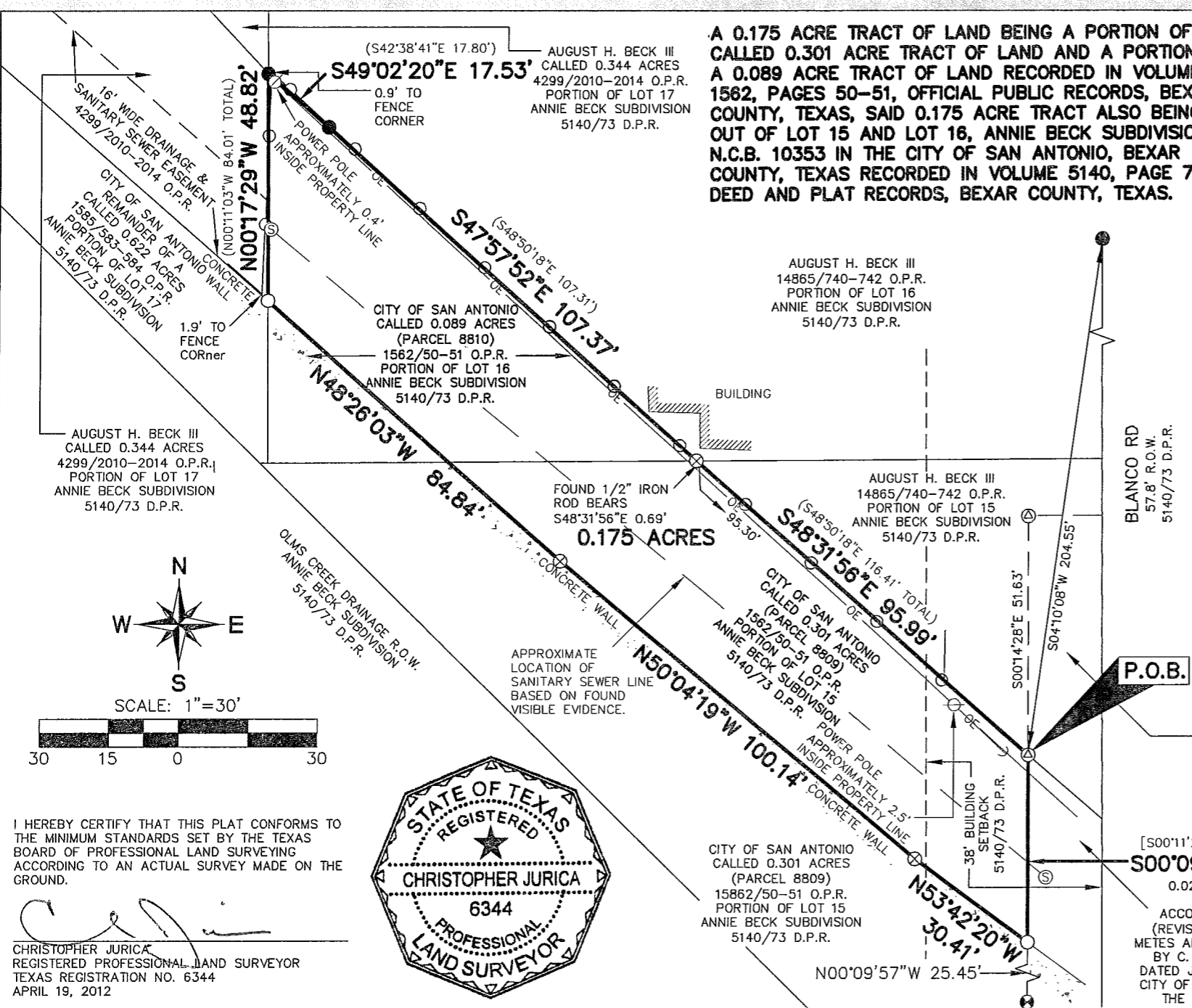
NOTES:

- 1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, NAD83(93).
- 2) THIS SURVEY IS BASED ON A TITLE SEARCH BY HOLLERBACH & ASSOCIATES, INC. ORDER NO. HA242684 WITH A CERTIFICATION DATE OF APRIL 2, 2012 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN. THERE MAY BE OTHER EASEMENTS, SETBACKS, RESTRICTIONS, OR ENCUMBRANCES THAT MAY APPLY BUT ARE NOT SHOWN ON THIS SURVEY SUCH AS THOSE RECORDED BY SEPARATE INSTRUMENT. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
- 3) ONLY APPARENT UTILITIES WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY.
- 4) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY SEPARATE DOCUMENT.
- 5) ANY ISSUES REGARDING UTILITIES SHOWN HEREON SHALL BE ADDRESSED BY THE APPROPRIATE AGENCY.

**STANDARD BOUNDARY SURVEY
OF 0.175 ACRES**

DATE: APRIL 19, 2012
JOB NO.: 02787.000

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SAN ANTONIO, TEXAS 78232
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TBP REGISTERED ENGINEERING
FIRM #455



I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

Christopher Jurica
 CHRISTOPHER JURICA
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6344
 APRIL 19, 2012