



TBPE FIRM REGISTRATION NO, F-1601

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DESCRIPTION OF A 0.49 ACRES TRACT OF LAND

BEING 0.49 ± ACRES TRACT OF LAND. SAID 0.49 ACRES BEING LOTS 4, LOT 5, AND LOT 6, BLOCK 13-A, NEW CITY BLOCK 10272, OF THE "CORRECTED PLAT OF BLOCK 13-A, WHEATLEY HEIGHTS" SUBDIVISION, RECORDED IN VOLUME 3025, PAGE 226, DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS. ALSO, ACCORDING TO SURVEY BY PETER AGUIRRE, RPLS NUMBER 5464, AS FOLLOW, "LOT 4, LOT E IRR. 122.75 FEET OF LOT 6 AND E. 139.90 FEET OF LOT 5, AKA LOTS 5 AND 6, SAVE AND EXCEPT, (8392 / 1513 RP, 0.026 ACRES) BLOCK 13-A N.C.B. 10272", AND SAID 0.49 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOW,

Beginning AT A ½" IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF PICAN VALLEY DR., THE NORTHWEST CORNER OF THIS TRACT, AND THE MOST EASTERLY CORNER OF LOT 4, BLOCK 13-A, NCB 10272, AS RRECORDED IN VOLUME 3025, PAGE 226, DEED AND PLAT RECORD OF BEXAR COUNTY, TEXAS,

Thence: N. 00 DEG. 12' 06" W., A DISTANCE OF 51.82' ALONG THE WEST RIGHT-OF-WAY LINE OF PICAN VALLEY DR.;

Thence: N. 00 DEG. 28' 39" W., CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF PICAN VALLEY DR, A DISTANCE OF 85.40';

Thence: WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 17.00', A DELTA OF 90 DEG. 07' 22", AN ARC DISTANCE 26.74', AND A CORD BEARING AND DISTANCE, S. 44 DEG. 35' 20" W

Thence: N. 00 DEG. 21' 53" W., A DISTANCE OF 1.50' TO A POINT,

Thence: N. 89 DEG. 32' 11" E., A DISTANCE OF 122.75' TO A POINT;

Thence: S. 00 DEG. 32' 23" E., A DISTANCE OF 103.32' TO A POINT;

Thence: S. 00 DEG. 51' 48" E., A DISTANCE OF 51.38' TO A POINT;

Thence: S. 89 DEG. 07' 05" W., A DISTANCE OF 140.50' TO THE POINT OF BEDINNING OF THIS TRACT, AND CONTAINING 0.49 ± ACRES OF LAND.