

**LEGAL DESCRIPTION**  
**0.579 ACRES**

0.579 acres of land being a portion of Oakland Boulevard (60.00 feet wide), as shown on the plat of Babcock Acres, according to the map or plat thereof recorded in Volume 3025, Page 8, Deed and Plat Records of Bexar County, Texas; said 0.579 acres being more particularly described as follows:

**BEGINNING**, at a found ½ inch Iron rod marking the intersection of the northeasterly right of way line of Oakland Boulevard with the northwesterly right of way line of Redwing Drive;

**THENCE**, South 43deg 40' 51" West, crossing Oakland Boulevard, a distance of 60.08 feet, to a found ½ inch iron rod marking the intersection of the southwesterly right of way line of Oakland Boulevard with the northwesterly right of way line of Redwing Drive;

**THENCE**, North 49deg 12' 02" West, along the southwesterly right of way line of Oakland Boulevard, a distance of 418.99 feet, to a found ½ inch iron rod marking the intersection of the southwesterly right of way line of Oakland Boulevard with the southeasterly right of way line of South Rincon Boulevard;

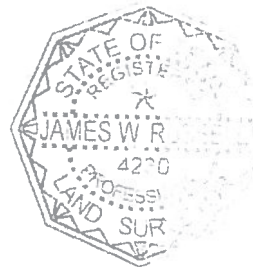
**THENCE**, North 40deg 47' 58" East, crossing Oakland Boulevard, a distance of 60.00 feet, to a set ½ inch iron rod with "CUDE" cap located in the northeasterly right of way line of Oakland Boulevard;

**THENCE**, South 49deg 12' 02" East, along the northeasterly right of way line of Oakland Boulevard, a distance of 422.01 feet, to the **POINT OF BEGINNING** and containing 0.579 acres of land, more or less.

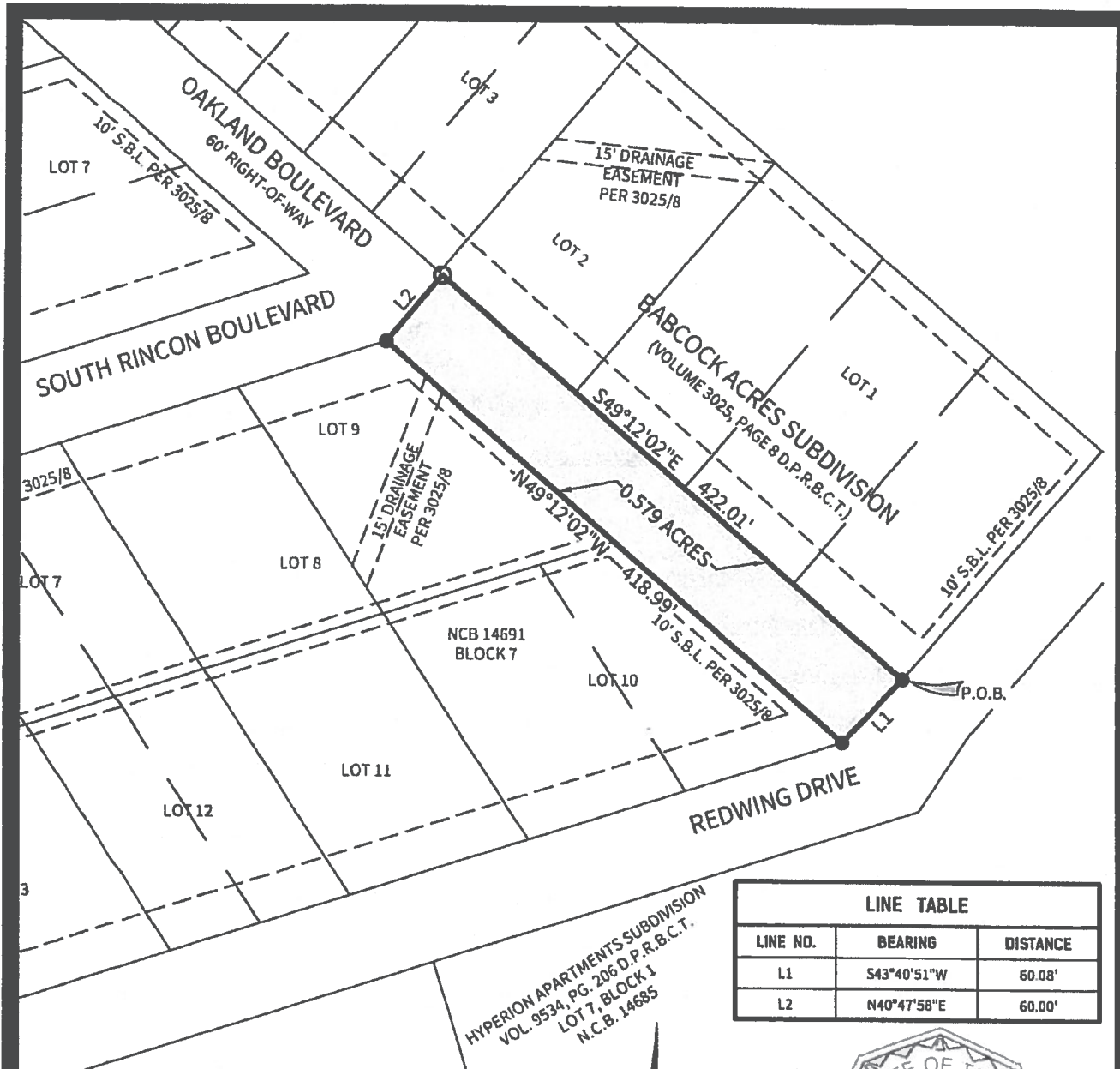
Basis of bearings is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).

 3/30/18

James W. Russell  
Registered Professional Land Surveyor No. 4230  
Cude Engineers  
4122 Pond Hill Road, Suite 101  
San Antonio, Texas 78231  
TBPLS Firm No. 10048500  
TBPE Firm No. 455  
Project No. 03054.000.0



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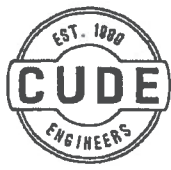
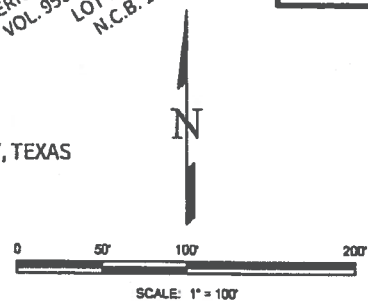
LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S43°40'51"W	60.08'
L2	N40°47'58"E	60.00'

**LEGEND**

- O.P.R.B.C. = OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS
- P.O.B. = POINT OF BEGINNING
- = 1/2" IRON ROD SET WITH "CUDE" CAP
- = 1/2" IRON ROD FOUND

**NOTES:**

1. BASIS OF BEARINGS: Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).



CUDE ENGINEERS  
 4122 POND HILL RD. • SUITE 101  
 SAN ANTONIO, TEXAS 78231  
 TEL 210.681.2951 • FAX 210.523.7112  
 WWW.CUDEENGINEERS.COM  
 TBPE FIRM #455  
 TBPLS FIRM #10048500

EXHIBIT OF  
 0.579 acres of land being part of Babcock Acres Subdivision, City of San Antonio, Bexar County, Texas, recorded in Volume 3025, Page 8, Deed and Plat Records of Bexar County, Texas.

DATE: MARCH 29, 2018

JOB NO.: 03054.000

REPRODUCTION OF THE ORIGINAL SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUDE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.