



111 VIESCA AVENUE
BEXAR COUNTY, TEXAS
0.036 OF AN ACRE

EXHIBIT "A"

BEING a 0.036 of an acre (1,571 square feet) tract of land lying in the remaining portion of Lots 14, 15, and 16 of Block 115, below the 728' contour line, Alamo Heights Subdivision, Bexar County, and recorded in volume 105, pages 290-292, Deed and Plat Records of Bexar County, Texas, of which Lots 14 & 15 were as described by Warranty Deed to the City of San Antonio, recorded in volume 799, page 593, dated 19 January 1925, Deed Records of Bexar County, Texas, and Lot 16 was as described by Warranty Deed to the City of San Antonio, recorded in volume 811, page 469, date 1 April 1925, Deed Records of Bexar County, Texas, the said 0.036 acre tract being described by a drawing (111Viesca Ave.dwg dated 13 September 2017, Job No. 115200) attached to and made part hereof and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the North right-of-way line of Viesca Avenue, a 50 feet wide platted street per the Alamo Heights Subdivision, City of Alamo Heights, Bexar County, Texas, and recorded in volume 105, pages 290-292, Deed and Plat Records of Bexar County, Texas, for the southwest corner of the aforementioned Lot 16, the southeast corner of Lot 17, Block 115, of the aforementioned Alamo Heights Subdivision, same being the southeast corner of a tract of land as described by General Warranty Deed to PBE Services LLC, described as Lots 17 and 18, Block 115, of said Alamo Heights Subdivision and recorded in volume 18545, page 796, Document number 20170105146 dated 01 June 2017, Official Public Records of Bexar County Texas, from which a 5/8" iron rod found for the southwest corner of said Lot 18 and the southwest corner of said PBE Services LLC tract, bears S89°40'54"W a distance of 94.54 feet;

THENCE N01°42'13"W, leaving the North right-of-way line of the aforementioned Viesca Avenue, along the West line of the aforementioned Lot 16 and the East line of the aforementioned Lot 17, a distance of 13.78 feet to a 1/2" iron rod found for the southwest corner of a 0.477 of an acre tract of land as described by Warranty Deed to William H. Wood and spouse Jennifer B. Wood, and recorded in volume 17307, page 241, Document number 20150113070 dated 24 June 2015, Official Public Records of Bexar County, Texas, and the northwest corner of the herein described 0.036 of an acre tract;

THENCE along the 728' contour line, N87°01'22"E, leaving the West line of the aforementioned Lot 16, and the East line of the aforementioned Lot 17, a distance of 24.67 feet to a found mag nail for an angle corner of the herein described 0.036 of an acre tract;

THENCE continuing along said contour line, S69°04'55"E, a distance of 31.31 feet to a 1/2" iron rod found for an interior corner of the herein described 0.036 of an acre tract;

THENCE continuing along said contour line, N80°12'42"E, a distance of 22.53 feet to a 1/2" iron rod found for an angle point of the herein described 0.036 of an acre tract;

THENCE continuing along said contour line, N82°59'04"E, a distance of 25.87 feet to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." for an angle point of the herein described 0.036 of an acre tract;

THENCE continuing along said contour line, N78°38'24"E, a distance of 23.26 feet to a 1/2" iron rod found for an angle corner of the herein described 0.036 of an acre tract;

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THENCE continuing along said contour line, S80°19'29"E, a distance of 25.71 feet to a 1/2" iron rod found in the East line of the aforementioned Lot 14, and the West line of Lot 13, Block 115, of the aforementioned Alamo Heights Subdivision; as described by Warranty Deed to the City of San Antonio, recorded in volume 799, page 593, dated 19 January 1925, Deed Records of Bexar County, Texas, for the southeast corner of the aforementioned 0.477 of an acre tract and the northeast corner of the herein described 0.036 of an acre tract;

THENCE S00°03'50"E, along the East line of the aforementioned Lot 14, and the West line of the aforementioned Lot 13, a distance of 10.30 feet to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." in the North right-of-way line of the aforementioned Viesca Avenue, for the southeast corner of said Lot 14, the southwest corner of said Lot 13, and the southeast corner of the herein described 0.036 of an acre tract;

THENCE S89°40'54"W, leaving the East line of the aforementioned Lot 14, and the West line of the aforementioned Lot 13, along the North right-of-way line of the aforementioned Viesca Avenue a distance of 149.51 feet to the **PLACE OF BEGINNING** and containing 0.036 of an acre of land.

The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, NAD 1983(HARN), South Central Zone.

THE STATE OF TEXAS
KNOWN TO ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR

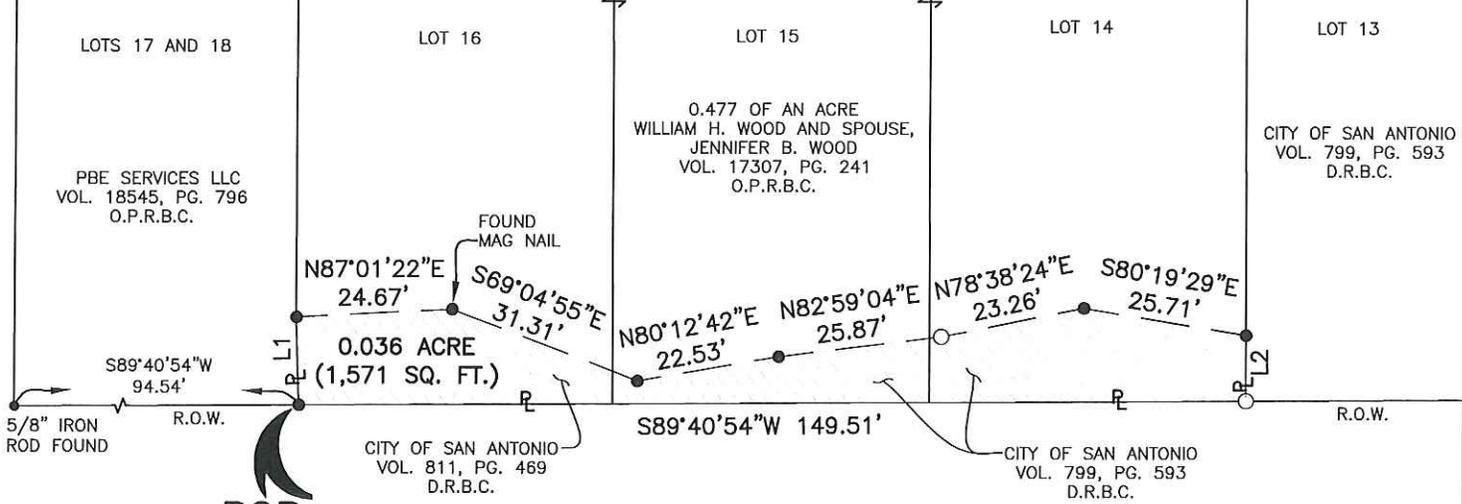
I, Darryl L. Zercher, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision in September 2017.

Date 13 day of SEPTEMBER 2017 A.D.




Darryl L. Zercher
Registered Professional Land Surveyor
No. 5609 - State of Texas

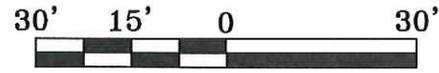
ALAMO HEIGHTS SUBDIVISION
 BLOCK 115
 VOL. 105, PG. 290-292
 D.P.R.B.C.



POB
 N: 13,724,659.83
 E: 2,136,565.09

VIESCA AVENUE
 (50 FEET WIDE)
 PER ALAMO HEIGHTS SUBDIVISION PLAT VOL. 105, PG. 290-292

LINE	BEARING	DISTANCE
L1	N01°42'13"W	13.78'
L2	S00°03'50"E	10.30'



LEGEND

- - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX." (UNLESS OTHERWISE NOTED)
- - 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- POB - PLACE OF BEGINNING
- R.O.W. - RIGHT-OF-WAY
- O.P.R.B.C. - OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
- D.R.B.C. - DEED RECORDS OF BEXAR COUNTY
- D.P.R.B.C. - DEED PLAT RECORDS OF BEXAR COUNTY

THE BEARING BASIS FOR THIS SURVEY IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD 1983(HARN), SOUTH CENTRAL ZONE.

SURFACE DISTANCES AND COORDINATES ARE SHOWN ON THIS PLAT.
 SURFACE=GRID X 1.00017

DATE OF MAP: September 13, 2017
 DATE OF SURVEY: September 13, 2017

111 VIESCA AVENUE
0.036 ACRE (1,571 SQ. FT.) A PORTION OF
LOTS 14, 15, AND 16 OF THE ALAMO HEIGHTS SUBDIVISION



SCALE: 1"=30'	DATE: 13 SEPT., 2017
DRAWN BY: CDSm	REVISION 1
F:\115200\111 Viesca Avenue.dwg	
SHEET 3 OF 3	