

**DESCRIPTION FOR
A 0.355 ACRE TRACT**

A **0.355 acre** tract of land out of the Manuel Tejada Survey No. 89, Abstract No. 741, Bexar County, Texas, said 0.355 acres being the eastern portion of Lot 5, Block 5, N.C.B. 14689, of Babcock Acres, a subdivision recorded in Volume 3025, Page 8, Deed and Plat Records of Bexar County, Texas (D.P.R.)(R1), as conveyed unto Carolyn P. Elms, recorded in Volume 4764, Page 1026, Official Public Records of Bexar County, Texas (O.P.R.)(R2), described in volume 2921, Page 152, O.P.R. (R3), said 0.355 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod for the east corner of this tract, the north corner of a tract of land described as Lot 6, Block 5, conveyed to Joe W. Conrad, recorded in Volume 4364, Page 760, O.P.R., on the southwestern right-of-way line of Oakland Boulevard (60' right-of-way) of said Babcock Acres;

THENCE, S41° 01' 52"W, along the southeastern boundary of this tract, the northwestern boundary of said Lot 6, a distance of **94.99 feet** (S41° 11'W 95', R1) to a set 1/2" iron rod with a blue cap stamped "KFW SURVEYING" (SET KFW) for the south corner of this tract, the east corner of a tract of land described as the southwest 65 feet of Lot 5, Block 5, conveyed to Joe W. Conrad, recorded in Volume 3391, Page 1425 O.P.R.;

THENCE, N58° 53' 58"W, along the southwestern boundary of this tract, the northeastern boundary of said southwestern 65 feet of Lot 5, a distance of **177.66 feet** (N58° 44' 50"E 177.66', R1) to a SET KFW, for the west corner of this tract, the north corner of said southwest portion of Lot 5, on the southeastern right-of-way line of Redfox Lane (60' right-of-way) of said Babcock Acres;

THENCE, N41° 01' 52"E, along the northwestern boundary of this tract and the southeastern right-of-way line of said Redfox Lane, a distance of **65.00 feet** (S41° 11'E 65', R1) to a point, for the north corner of this tract, at the intersection of the southeastern right-of-way line of said Redfox Lane with the southwestern right-of-way of said Oakland Boulevard, from which an iron pipe bears N71° 24' 35"W, a distance of 0.55 feet;

THENCE, along the northeastern boundary of this tract and the southwestern right-of-way of said Oakland Boulevard, the following courses and distances:

1. **S74° 31' 28"E**, a distance of **140.10 feet** (S74° 22' 20"E 140.15', R1) to a SET KFW, for an exterior corner of this tract;
2. **S49° 10' 53"E**, a distance of **48.60 feet** (S49° 01' 30"E 48.56', R1) to the **POINT OF BEGINNING**.

CONTAINING: 0.355 acres, Bexar County, Texas, and being described in accordance with a boundary exhibit prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

Job No.: 19-103
 Prepared by: KFW Surveying
 Date: December 16, 2019
 File: S:\Draw 2019\19-103 Babcock Acres\DOCS



Douglas A. Kramer 12-20-2019

**DESCRIPTION FOR
A 6.762 ACRE TRACT**

A **6.762 acre** tract of land out of the Manuel Tejada Survey No. 89, Abstract No. 741, Bexar County, Texas, said 6.762 acres being comprised the following Lots or portions of Lots of Babcock Acres, a subdivision recorded in Volume 3025, Page 8, Deed and Plat Records of Bexar County, Texas (D.P.R.): Lot 1 Block 5, Lot 3 Block 5, Lot 7 Block 5, Lot 10 Block 5, as conveyed unto Joseph P. Conrad, recorded in Volume 6417, Page 1933, Official Public Records of Bexar County, Texas (O.P.R.); Lot 2 Block 5, the southwest $\frac{1}{2}$ of Lot 4 Block 5, Lot 8 Block 5, as conveyed unto Joseph P. Conrad, recorded in Volume 6417, Page 1936, O.P.R.; the northeast $\frac{1}{2}$ of Lot 4 Block 5, as conveyed unto Joseph W. Conrad, recorded in Volume 16835, Page 347, O.P.R.; the southwest portion of Lot 5 Block 5, Lot 6 Block 5, Lot 12 Block 5, as conveyed unto Joe W. Conrad, Volume 4364, Page 760, O.P.R.; Lot 9 Block 5, as conveyed unto Joe W. Conrad, recorded in Volume 3354, Page 2079, O.P.R.; and Lot 11, Block 5, as conveyed unto Joe Conrad, recorded in Volume 3339, Page 1180, O.P.R., all of said lots being within N.C.B. 14689; said 6.762 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod for a north corner of this tract and said Lot 6, the east corner of the northeastern portion of Lot 5, Block 5, conveyed to Carolyn Elms, recorded in Volume 4764, Page 1026, O.P.R., on the southwestern right-of-way line of Oakland Boulevard (60' right-of-way) of said Babcock Acres;

THENCE, S 49° 10' 53" E, along the northeastern boundary of this tract and said Lot 6, the southwestern right-of-way line of said Oakland Boulevard, a distance of **175.00 feet**, to a set 1/2" iron rod with a blue cap stamped "KFW SURVEYING" (SET KFW) for the east corner of this tract, at the intersection of the southwestern right-of-way line of Oakland Boulevard with the northwestern right-of-way of North Rincon Boulevard (60' right-of-way) of said Babcock Acres;

THENCE, along the southeastern boundary of this tract and said Lots 6, 7, 8, 9, 10, and 12, the northwestern right-of-way line of said North Rincon Boulevard, the following courses and distances:

1. **S 41° 01' 52" W**, a distance of **580.01 feet** to a SET KFW, for an interior corner of this tract, the south corner of said Lot 9, the east corner of said Lot 10,
2. **S 15° 08' 12" W**, a distance of **284.42 feet**, to a SET KFW, for an exterior corner of this tract and said Lot 12,

3. **S 50° 27' 38" W**, a distance of **77.47 feet**, to a SET KFW, for the south corner of this tract and said Lot 12, at the intersection of the northwestern right-of-way line of North Rincon Boulevard and the northeastern right-of-way line of Richview Street (60' right-of-way) of said Babcock Acres;

THENCE, N 33°09'08" W, along the southwestern boundary of this tract and said Lot 12, Lot 11, and Lot 1, the northeastern right-of-way line of Richview Street, passing at a distance of 297.80 feet an iron pipe found, for a total distance of **479.68 feet** to a point, for the west corner of this tract and said Lot 1, at the intersection of the northeastern right-of-way line of said Richview Street with the southeastern right-of-way line of Redfox Lane (60' right-of-way) of said Babcock Acres, from which a 1/2" iron rod bears N 16° 07' 04" E, a distance of 0.42 feet;

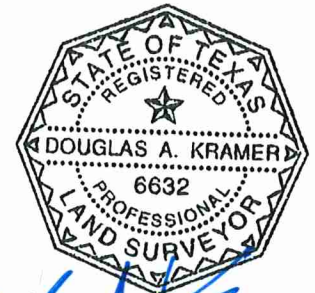
THENCE, N 41° 01' 52" E, along the northwestern boundary of this tract and said Lot 1, Lot 2, Lot 3, southwest 1/2 of Lot 4, northeast 1/2 of Lot 4, and a portion of Lot 5, the southeastern right-of-way line of Redfox Lane, passing at a distance of 200.83 feet a 1" iron pipe, and at a distance of 525.70 feet, to a 1/2" iron rod with plastic cap stamped RPLS 4109, continuing for a total distance of **655.27 feet** to a SET KFW, for a north corner of this tract, the north corner of said southwest portion of Lot 5, the west corner of said northeastern portion of Lot 5;

THENCE, S 58° 53' 58" E, a distance of **177.66** feet along a northeastern boundary of this tract and said southwest portion of Lot 5, the southwestern boundary of said northeast portion of said Lot 5 to a SET KFW, for an interior corner of this tract, the east corner of said southwest portion of Lot 5, the south corner of said northeastern portion of Lot 5 on the northwestern boundary line of said Lot 6;

THENCE, N 41° 01' 52" E, a distance of **94.99 feet**, along a northwestern boundary of this tract, the southeastern boundary line of said northeast portion of Lot 5, the northwestern boundary line of said Lot 6 to the **POINT OF BEGINNING**.

CONTAINING: 6.762 acres, Bexar County, Texas, and being described in accordance with a boundary exhibit prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

Job No.: 19-103
Prepared by: KFW Surveying
Date: November 18, 2019
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Douglas A. Kramer
1-2-2020