

**DESCRIPTION FOR
A 0.295 ACRE TRACT**

A **0.295 acre** tract of land out of the Manuel Tejada Survey No. 89, Abstract No. 741, Bexar County, Texas, said 0.295 acres being the southeast 1/2 of Lot 12, Block 3, N.C.B. 14687, of Babcock Acres, a subdivision recorded in Volume 3025, Page 8, Deed and Plat Records of Bexar County, Texas (D.P.R.)(R1), Carolyn P. Elms revocable Living Trust, recorded in Volume 10536, Page 2075, Official Public Records of Bexar County, Texas (O.P.R.)(R2), said 0.295 acres being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2" iron rod with a blue cap stamped "KFW SURVEYING" (SET KFW) for the southeast corner of this tract, the northeast corner of a tract of land described as Lot 13, Block 3 as conveyed to Joe W. Conrad, recorded in Volume 6671, Page 1703, O.P.R., on the southwestern right-of-way line of Richview Street (60' right-of-way) of said Babcock Acres, from which a found iron pipe bears N11° 29' 59"W, a distance of 162.64' (N 11°13'25" W 162.76', R1, calculated) on the eastern right-of-way line of Richview Street at a common corner of Lots 1 and 11, Block 5, of said Babcock Acres;

THENCE, S66° 51' 01"W, along the southern line of this tract, the northern line of said Lot 13, Block 3, a distance of **199.99 feet** (S67°W 200', R2) to a SET KFW for the southwest corner of this tract, the northwest corner of said Lot 13, the northeast corner of a tract of land described as Lot 2 of said Babcock Acres, conveyed to Four S'S, Inc., recorded in Volume 9497, Page 2362, O.P.R., and the southeast corner of a tract of land described as Lot 3, Block 3 of said Babcock Acres, conveyed to Chung Ting Tam and Siu Ping Y. Tam, recorded in Volume 5939, Page 1031 O.P.R.;

THENCE, N33° 09' 08"W, along the western line of this tract, the eastern line of said Lot 3, a distance of **65.19 feet** (N33°W 65', R2) to a SET KFW, for the northwest corner of this tract, the southwest corner of the northwestern 1/2 of Lot 12, Block 3 of said Babcock Acres, conveyed to Joe W. Conrad, recorded in Volume 5662, Page 1822, O.P.R.;

THENCE, N66° 51' 01"E, along the northern line of this tract and the southern line of said northwest 1/2 of Lot 12, passing at a distance of 199.55 feet, a found iron pipe, and continuing for total distance of **199.99 feet** (N67°E 200', R2) to a point, on the western right-of-way line of said Richview Street, for the northeast corner of this tract and the southeast corner of said northwest 1/2 of Lot 12;

THENCE, S33° 09' 08"E, along the eastern line of this tract and the western right-of-way line of said Richview Street, a distance of **65.19 feet** (S33°E 65', R2) to the **POINT OF BEGINNING**.

CONTAINING: 0.295 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