

**METES AND BOUNDS
FOR A 0.07 OF AN ACRE (3124 SQ.FT.)
TRACT OF LAND**

Being a 0.07 of an acre (3124 SQ. FT.) tract of land more or less out of LOT 88, BLOCK 25, N.C.B. 17293, known as CARRIAGE HILLS, PHASE IIIA, as recorded in Volume 9554, Page 148, Deeds and Plats Records of Bexar County, Texas; said 0.02 of an acre being more particularly described as follows;

NOTE: ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983, 1993 ADJUSTMENT.

COMMENCING, at 1/2inch Iron Rod found at the Northeast corner of Lot 87, and the Northwest corner of Lot 88, Block 25, N.C.B. 17293, also being on the South right of way line of Carriage Mist (having a 50.0' R.O.W.); Thence, EAST, along the South right of way of said Carriage Mist, a distance of 20.53 feet to a ½ inch Iron Rod with cap set for the Northeast corner and POINT OF BEGINNING of the tract herein described;

Thence, EAST, along the South right of way of said Carriage Mist, a distance of 29.47 feet to a ½ inch Iron Rod with cap at the Northeast corner of Lot 88, and the Northwest corner of Lot 89, Block 25, of said N.C.B. 17293, for the Northwest corner of the tract herein described;

Thence, SOUTH, leaving the South right of way of said Carriage Mist, along the common line of Lot 88, and of Lot 89, Block 25, of said N.C.B. 17293, a distance of 110.24 feet to a ½ inch Iron Rod with cap set at the Southeast corner of Lot 88, and the Southwest corner of Lot 89, Block 25, of said N.C.B. 17293, for THE Southwest corner of the tract herein described;

Thence, S 89°04'12" W, along the South line of Lot 88, Block 25, of said N.C.B. 17293, a distance of 22.17 feet to a ½ inch Iron Rod with cap set for the Southwest corner of the tract herein described;

Thence, NORTH, a distance of 12.60 feet to a ½ inch Iron Rod with cap for an angle point of the tract herein described;

Thence, N 34°08'46" W, a distance of 13.01 feet to a ½ inch Iron Rod with cap set for an angle point of the tract herein described;

Thence, NORTH, a distance of 87.23 feet to the POINT OF BEGINNING, CONTAINING, an area of 3124 square feet, 0.07 of an acre of land more or less:

A parcel plat of even date accompanies this metes and bounds description.



Oscar Hernandez, R.P.L.S. 5005
Registered Professional Land Surveyor
GONZALEZ DE LA GARZA



NOTE:

1. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY WAS SCALED TO BE IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48029C0220G WHICH BEARS A REVISED DATE OF SEPTEMBER 29, 2010. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.
2. BASIS OF BEARINGS ON THIS SURVEY IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 DATUM.
3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE REPORT, THEREFORE NOT ALL EASEMENTS AFFECTING THE PROPERTY MAYBE SHOWN.
4. 10.0 FEET EASEMENT, 5 FEET ON EACH SIDE OF PROPERTY LINE.
5. 12.0 FEET ELECTRICAL, GAS, TELEPHONE, AND CABLE TV EASEMENT.
6. 20.0 FEET REAR BUILDING SET BACK LINE

SCALE: 1"=30.0'



CARRIAGE ELM
(50.0' ROW)

CARRIAGE MIST
(50.0' ROW)

1. OSCAR HERNANDEZ, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5005, HEREBY CERTIFY THAT THE SURVEY DESCRIBED HEREIN WAS MADE ON THE GROUND ON THE 15TH DAY OF APRIL, 2014. THAT THE ONLY VISIBLE IMPROVEMENTS ON THE GROUND ARE AS SHOWN; THAT THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS, VISIBLE OVERLAPINGS, APPARENT CONFLICTS, OR VISIBLE EASEMENTS, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.

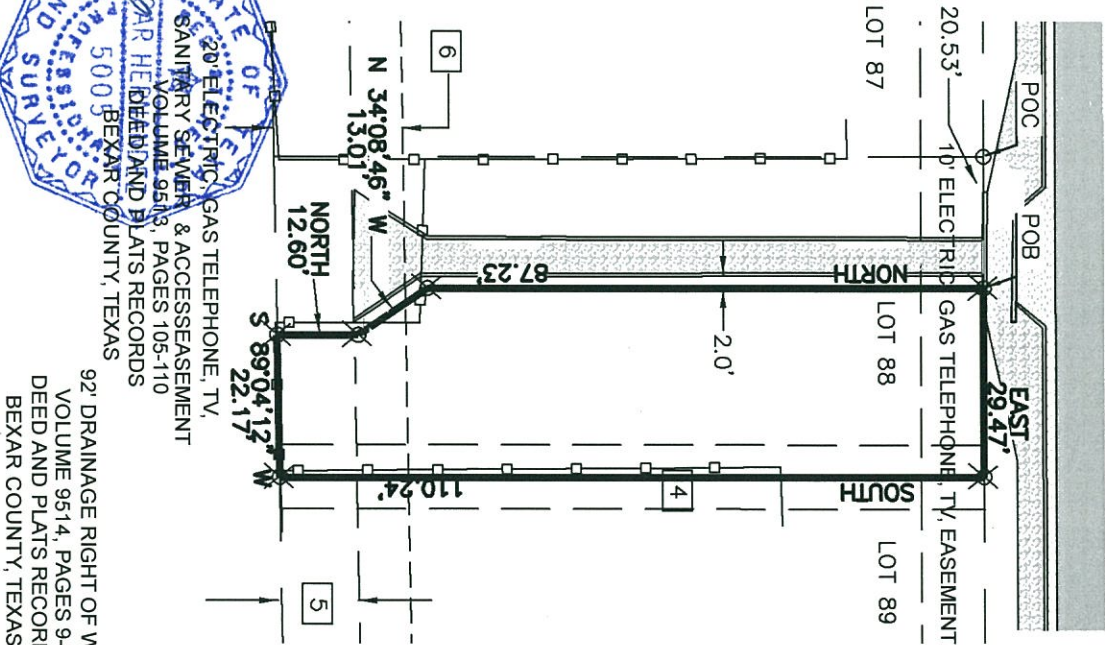
OSCAR HERNANDEZ, R.P.L.S. # 5005



OSCAR HERNANDEZ, R.P.L.S. # 5005
5005 BEXAR COUNTY, TEXAS
SANITARY SEWER & ACCESS/EASEMENT
VOLUME 9514, PAGES 105-110
DEED AND PLATS RECORDS

THIS SURVEY PLAT IS NOT VALID WITHOUT THE ORIGINAL SEAL AND SIGNATURE.

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LEGEND

- 1/2" IRON PIN W/CAP SET
- CABLE BOX
- 0.5' TELEPHONE PEDISTAL
- 1/2" IRON PIN FOUND
- ELECTRICAL BOX
- 1.0' TELEPHONE PEDISTAL

- WOODEN FENCE
- CHAIN LINK FENCE
- RELATIVE TO NUMBER ON NOTES

MAP OF SURVEY

OF

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SURVEYED FOR: CAPITAL IMPROVEMENT MANAGEMENT SERVICES
ADDRESS: 7242 CARRIAGE MIST SAN ANTONIO, TEXAS 78240
DATE: 4-15-2014

92' DRAINAGE RIGHT OF WAY
VOLUME 9514, PAGES 9-11
DEED AND PLATS RECORDS
BEXAR COUNTY, TEXAS

GONZALEZ DE LA GARZA

115 E. TRAVIS ST. SUITE 11120
SAN ANTONIO, TX 78205
p:210.208.9400 f:210.208.9401
TBE FIRM# 10015
TBS FIRM# 10193922