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SOLUTIONS TODAY WITH  
A VISION FOR TOMORROW

## METES AND BOUNDS

### FOR

A 0.9183 acre, or 40,000 square feet, more or less, tract of land being an abandoned portion of Ackard Street, an 80-foot right-of-way dedicated in the San Jose Subdivision, recorded in Volume 368, Pages 96-100 of the Deed and Plat Records of Bexar County Texas, located in between New City Block (N.C.B.) 9457 and New City Block 9456 of the City of San Antonio, Bexar County Texas. Said 0.9183 acre tract being more fully described as follows with bearings based on the North American Datum of 1983 (CORS 1996) from the Texas State Plane Coordinate System, Texas South Central Zone:

**BEGINNING:** At a set ½" iron rod with cap marked "LNV-SA" at the intersection of the west right-of-way line of Pleasanton Road, a variable width public right-of-way and the south right-of-way line of said Ackard Street, the northeast corner of Lot 10, Block 173 of said San Jose Subdivision;

**THENCE:** S 89°40'20" W, along and with the north line of said Block 173, the south line of said Ackard Street, a distance of 500.00 feet to a set ½" iron rod with cap marked "LNV-SA" at the intersection of the east right-of-way line of Oppenheimer Avenue, a 50-foot public right-of-way and the south right-of-way line of said Ackard Street, the northwest corner of Lot 1 of said Block 73;

**THENCE:** N 00°19'40" W, along and with the east line of said Ackard Street, a distance of 80.00 feet to a set ½" iron rod with cap marked "LNV-SA" from which a found ½" iron rod for a southwest corner of Lot 21, Block 172 of the Winn's San Jose Subdivision recorded in Volume 9501, Page 72 of the Deed and Plat Records of Bexar County, Texas bears N 00°02'55" E, a distance of 5.00 feet;

**THENCE:** N 89°40'20" E, along and with the south line of said Lot 21, the north line of said Ackard Street, passing at a distance of 482.00 feet a found ½" iron rod for a southeast corner of said Lot 21, and continuing along and with the north right-of-way line of said Ackard Street for a total distance of 500.00 feet to a set ½" iron rod with cap marked "LNV-SA" at the intersection of the west right-of-way line of said Pleasanton Road and the north right-of-way line of said Ackard Street;

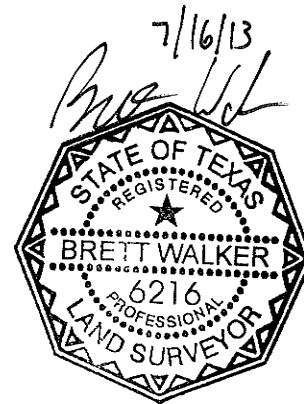


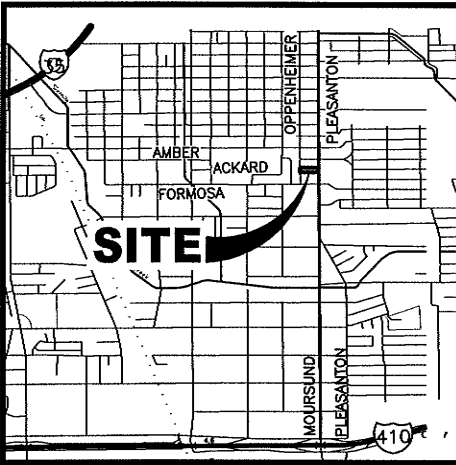
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THENCE: S 00°19'40" E, along and with the west right-of-way line of said Ackard Road, a distance of 80.00 feet to the POINT OF BEGINNING and containing 0.9183 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by LNV, Inc.;

Prepared by: LNV Inc.  
Job No.: 110187.210  
File: S:\Projects\COSA\110187-On Call Svc- Civil Eng CIMS04003\210\Survey\MB110187.docx  
Date: July 16, 2013  
TBPLS Firm No.: 10126502





LOCATION MAP  
(NOT TO SCALE)

**NOTE:**

1. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983(CORS 1996), FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE
2. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS EXHIBIT.

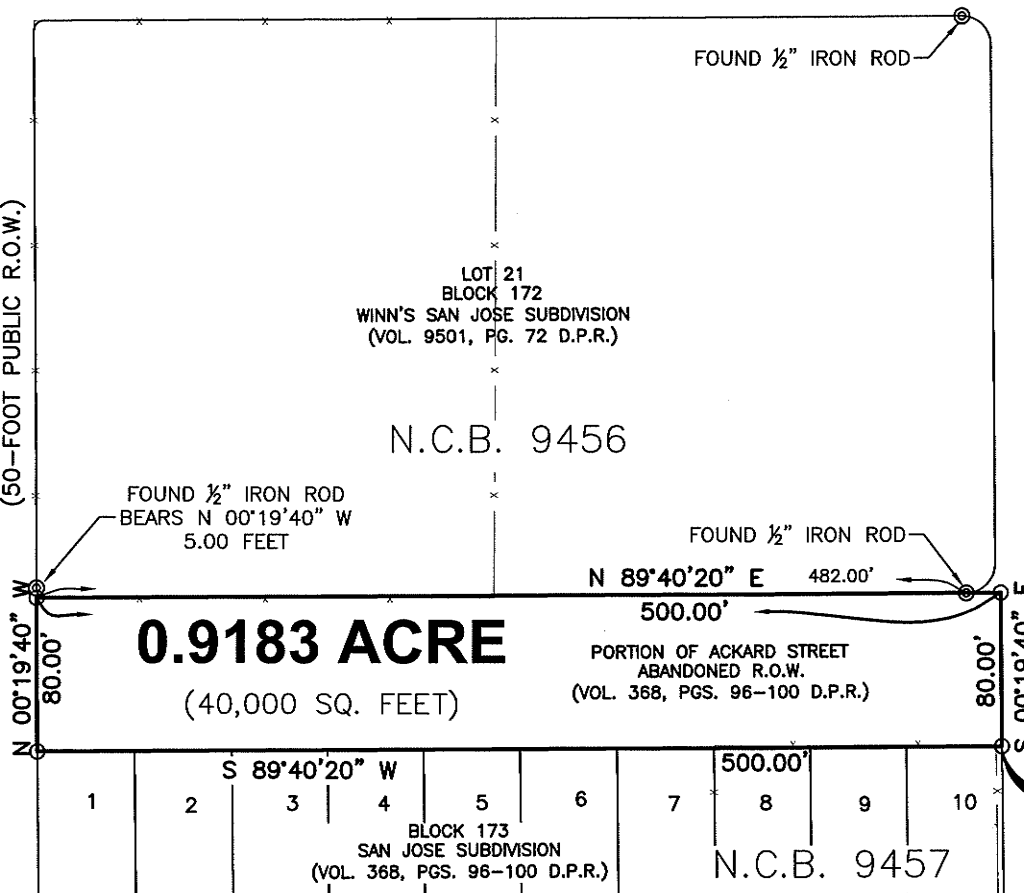
0 50' 100'  
SCALE: 1"=100'



**AMBER ST**  
(60-FOOT PUBLIC R.O.W.)

**OPPENHEIMER AVE**  
(50-FOOT PUBLIC R.O.W.)

**PLEASANTON RD**  
(VARIABLE WIDTH PUBLIC R.O.W.)



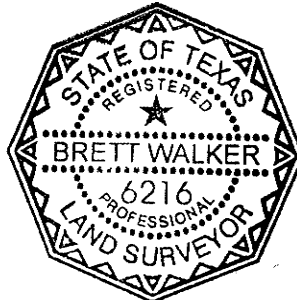
I hereby certify that:

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

This 16th day of July, 2013 A.D.

*Brett Walker*

Brett Walker  
Registered Professional Land Surveyor No. 6216



**LNV**

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8918 TESORO DR., STE. 401  
SAN ANTONIO, TEXAS 78217  
TBPE FIRM NO. F-366

PH. (210) 822-2232  
FAX (210) 822-4032  
WWW.LNVINC.COM

LAND TITLE SURVEY  
OF

A 0.9183 acre, or 40,000 square feet, more or less, tract of land being an abandoned portion of Ackard Street, an 80-foot right-of-way dedicated in the San Jose Subdivision, recorded in Volume 368, Pages 96-100 of the Deed and Plat Records of Bexar County Texas, located in between New City Block (N.C.B.) 9467 and New City Block 9456 of the City of San Antonio, Bexar County Texas

DRAWN BY: B.W.  
SCALE: 1"=100'  
DATE: 7-16-2013  
SHEET

**1 OF 1**