

Owner: Joe G. Taylor and wife, Gail C. Taylor

Page 1 of 3

**FIELD NOTES
FOR A 0.458 OF AN ACRE (19,934 SQUARE FEET) TRACT**

Being a 0.458 of an acre (19,934 square feet) tract of land in the City of Somerset, Bexar County, Texas, out of the John Christopher Survey No. 55, Abstract No. 154, County Block 4230, Bexar County, Texas, and being out a 72.481 acre tract described in an Owelty Deed dated July 29, 2010 to Joe G. Taylor and wife, Gail C. Taylor, recorded in Volume 14587, Page 1634, Official Public Records of Real Property of Bexar County, Texas; said 0.458 of an acre (19,934 square feet) tract being more particularly described as follows:

COMMENCING for reference: At a found 5/8" iron rod at the northwest end of a cutback line connecting the north right-of-way line of F.M. Loop 1604 and the east right-of-way line of Somerset Road, being a corner of said 72.481 acre tract;

Thence: N26°37'32"E, with the east right-of-way line of Somerset Road and the west line of said 72.481 acre tract, a distance of 288.61 feet to a set ½" iron rod with red plastic cap stamped "MW CUDE", for the southwest corner and **POINT OF BEGINNING** of the herein described tract;

Thence: N26°37'32"E, continuing with the east right-of-way line of Somerset Road and the west line of said 72.481 acre tract, a distance of 100.00 feet to a found chain-link fence corner post, being a corner of said 72.481 acre tract and the southwest corner of a tract of land described in a Deed, Water Deed and Transfer of Real Property Interests dated March 1, 2012 to the City of San Antonio, a Texas Municipal Corporation, for the use, benefit and control of its San Antonio Water System Board of Trustees, recorded in Volume 15414, Page 1147, Official Public Records of Real Property of Bexar County, Texas, said tract called 1.15 acres as described in a Warranty Deed dated January 25, 1990 to Bexar Metropolitan Water District, recorded in Volume 4921, Page 1173, Official Public Records of Real Property of Bexar County, Texas, for the Northwest corner of the herein described tract;

Thence: S63°35'18"E, leaving the east right-of-way line of Somerset Road, with a north line of said 72.481 acre tract and the south line of said 1.15 acre tract, a distance of 199.34 feet to a found chain-link fence corner post, being an interior corner of said 72.481 acre tract and the southeast corner of said 1.15 acre tract, for the northeast corner of the herein described tract, from said point, a found chain-link fence corner post, being an interior corner of said 72.481 acre tract and the northeast corner of said 1.15 acre tract, bears N26°43'47"E, 249.05 feet;

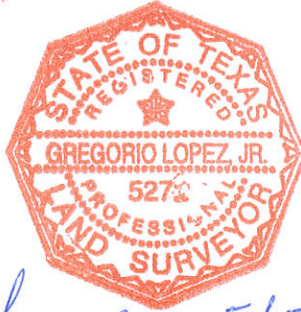
Thence: Across said 72.481 acre tract, the following two (2) courses:

S26°37'32"W, a distance of 100.00 feet to a set ½" iron rod with red plastic cap stamped "MW CUDE", for the southeast corner of the herein described tract;

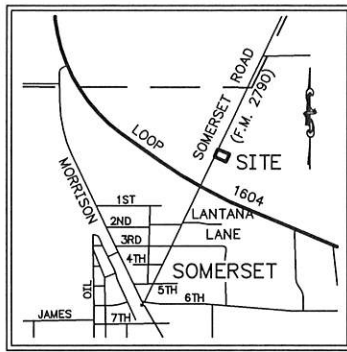
N63°35'18"W, a distance of 199.34 feet to the **POINT OF BEGINNING**, and containing 0.458 of an acre (19,934 square feet) of land.

Notes: Basis of Bearings is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).
Survey plat accompanying this description of even date.

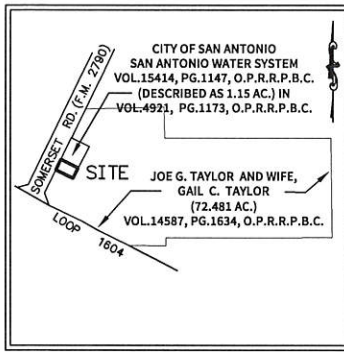
Job No. 02927.000
Date: May 5, 2015
G.L.



Gregorio Lopez, Jr. 5/5/15



LOCATION MAP
N.T.S.

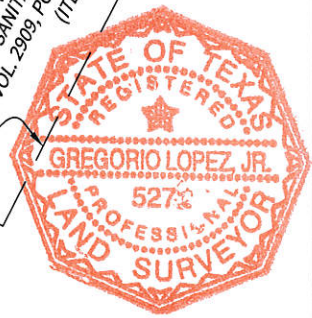
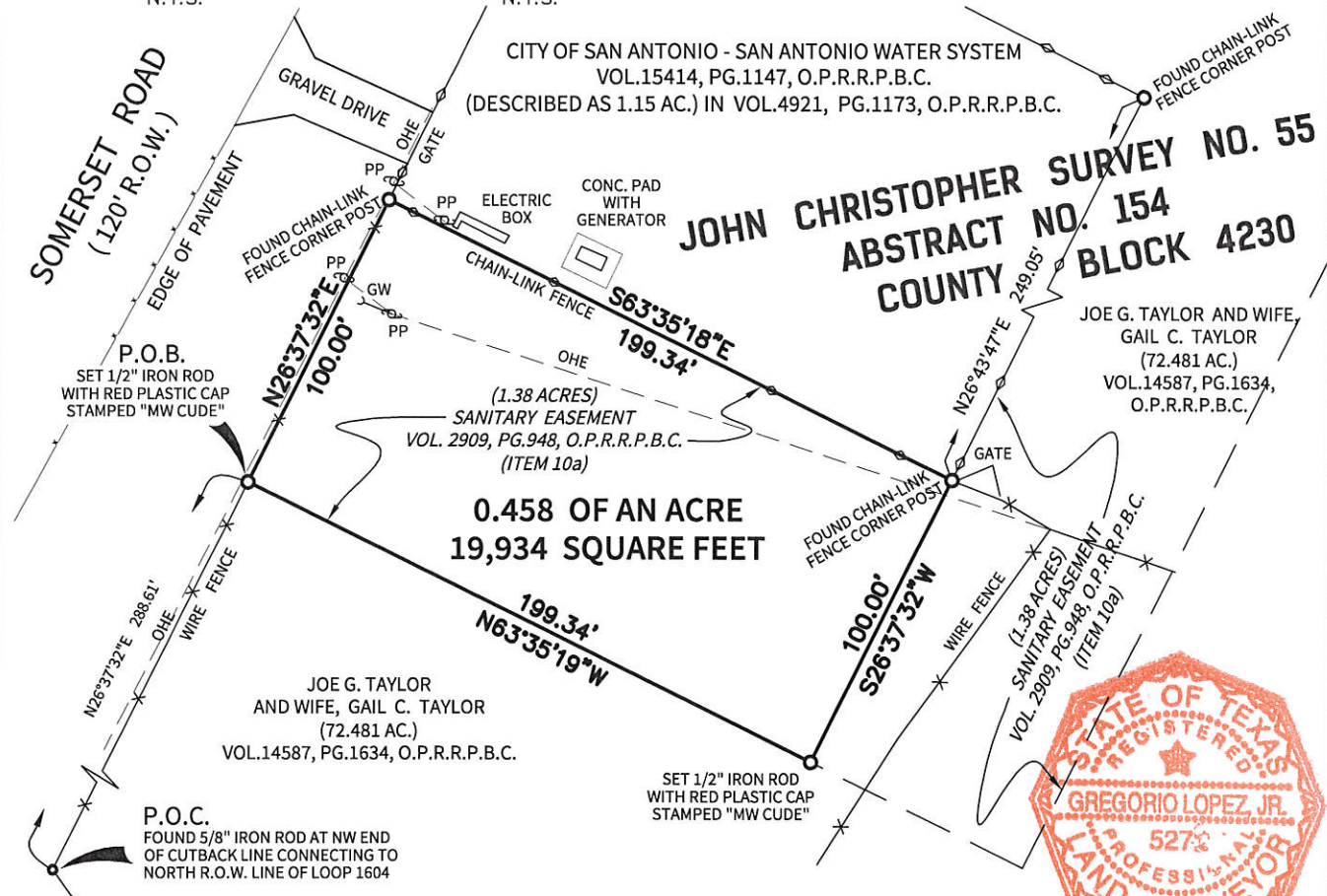


PARENT TRACT
N.T.S.

SCALE: 1" = 60'

LEGEND

- CONC. = CONCRETE
- D.P.R. = DEED AND PLAT RECORDS
- ELEC. = ELECTRIC
- E.O.P. = EDGE OF PAVEMENT
- FH = FIRE HYDRANT
- F.I.P. = FOUND IRON PIPE
- F.P.K. = FOUND P.K. NAIL
- GW = GUY WIRE
- OHE = OVERHEAD ELECTRIC
- O.P.R.R.B.C. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- PP = POWER POLE
- R.O.W. = RIGHT OF WAY
- TEL.PED = TELEPHONE PEDESTAL
- TXDOT = TEXAS DEPARTMENT OF TRANSPORTATION



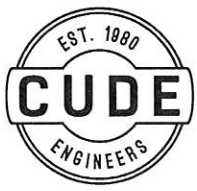
NOTES:

1. Basis of Bearing is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83(93).
2. Setbacks or Easements per Zoning may exist.
3. The Surveyor has relied on the Title Commitment issued by ALAMO TITLE INSURANCE, GF NO. 4041005613, Effective Date of April 14, 2015 and issued May 1, 2015 with regard to the existence of recorded easements, restrictions and/or other matters of record affecting the subject property.
4. A Metes and Bounds description accompanying this survey plat of even date.
5. Subject property does not lie within the 100-year floodplain as per FEMA FIRM No. 48029C0685F, effective date: September 29, 2010.

To: San Antonio Water System
The City of San Antonio
Alamo Title Insurance - GF No. 4041005613

I hereby certify that this survey was made on the ground under my supervision and complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Land Title Survey. Except as shown hereon, there are no apparent easements or encroachments affecting this property.

Gregorio Lopez, Jr. 5/5/15
Gregorio Lopez, Jr., R.P.L.S.
State of Texas - No. 5272



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TBPE REGISTERED ENGINEERING
FIRM #455

BOUNDARY AND IMPROVEMENT SURVEY OF

0.458 of an acre (19,934 square feet) tract of land in the City of Somerset, Bexar County, Texas, out of the John Christopher Survey No. 55, Abstract No. 154, County Block 4230, Bexar County, Texas, and being out of a 72.481 acre tract described in an Owelty Deed dated July 29, 2010 to Joe G. Taylor and wife, Gail C. Taylor, recorded in Volume 14587, Page 1634, Official Public Records of Bexar County, Texas.

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REPRODUCTION OF THE ORIGINAL SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUDE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.

Name: SOMERSET 0.458 ACRE

North: 13634791.4673' East: 2079353.6764'

Segment #1 : Line

Course: N26° 37' 32"E Length: 100.00'

North: 13634880.8627' East: 2079398.4922'

Segment #2 : Line

Course: S63° 35' 18"E Length: 199.34'

North: 13634792.1928' East: 2079577.0253'

Segment #3 : Line

Course: S26° 37' 32"W Length: 100.00'

North: 13634702.7973' East: 2079532.2096'

Segment #4 : Line

Course: N63° 35' 18"W Length: 199.34'

North: 13634791.4673' East: 2079353.6764'

Perimeter: 598.67' Area: 0.458 Acre

Error Closure: 0.0000 Course: N0° 00' 00"E

Error North: 0.00000 East: 0.00000

Precision 1: 598680000.00