

LEGAL DESCRIPTION
7.479 ACRES

7.479 acres of land being all of Lots 3 through 7, all of Lots 9 through 16 and a portion of Lot 8, Block 7, N.C.B. 14691, Babcock Acres, according to the map or plat thereof recorded in Volume 3025, Page 8, Deed and Plat Records of Bexar County, Texas; said 7.479 acres being more particularly described as follows:

BEGINNING, at a set ½ inch iron rod with "CUDE" cap marking the intersection of the southeasterly right of way line of South Rincon Boulevard with the southwesterly right of way line of Oakland Boulevard; same being the most northerly corner of Lot 9, Block 7;

THENCE, South 49deg 09' 24" East, along the southwesterly right of way line of Oakland Boulevard, a distance of 419.69 feet, to a set ½ inch iron rod with "CUDE" cap marking the intersection of the southwesterly right of way line of Oakland Boulevard with the northwesterly right of way line of Redwing Drive;

THENCE, South 72deg 39' 06" West, along the northwesterly right of way line of Redwing Drive, a distance of 1007.60 feet, to a set ½ inch iron rod marking the southwesterly corner of Lot 16, Block 7, same being the southeasterly corner of that certain tract of land conveyed to the City of San Antonio, as described in Volume 9125, Page 1210, Official Public Records of Bexar County, Texas;

THENCE, North 33deg 10' 17" West, along the southwesterly line of Lot 16 and Lot 3 and along the northeasterly line of the said City of San Antonio tract, a distance of 369.25 feet, to a set ½ inch iron rod with "CUDE" cap, located in the southeasterly right of way line of South Rincon Boulevard;

THENCE, North 72deg 33' 41" East, along the southeasterly right of way line of South Rincon Boulevard, a distance of 714.67 feet, to a set ½ inch iron rod with "CUDE" cap;

THENCE, South 33deg 15' 29" East, crossing said Lot 8, Block 7, a distance of 184.79 feet, to a set ½ inch iron rod with "CUDE" cap;

THENCE, North 72deg 53' 33" East, along the southeasterly line of Lot 8, a distance of 64.91 feet, to a found ½ inch iron rod, marking the southeasterly corner of said Lot 8;

THENCE, North 33deg 12' 14" West, along the northeasterly line of said Lot 8, a distance of 185.13 feet, to a found ½ inch iron rod, located in the southeasterly right of way line of South Rincon Boulevard;

THENCE, North 72deg 33' 41" East, along the southeasterly right of way line of South Rincon Boulevard, a distance of 107.42 feet, to the **POINT OF BEGINNING**, and containing 7.479 acres of land, more or less.

Basis of bearings is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

James W. Russell 1/17/10

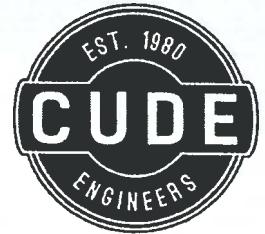
James W. Russell
Registered Professional Land Surveyor No. 4230
Cude Engineers
4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
TBPLS Firm No. 10048500
TBPE Firm No. 455
Project No. 03054.000.0





JOB NO.: 03054.000

Z2018111



LEGAL DESCRIPTION
1.504 ACRES

1.504 acres of land being all of Lots 4 and 5 and a portion of Lot 6, Block 11, N.C.B. 14695, Babcock Acres, according to the map or plat thereof recorded in Volume 3025, Page 8, Deed and Plat Records of Bexar County, Texas; said 1.504 acres being more particularly described as follows:

BEGINNING, at a found 1 inch iron pinched top pipe located in the northeasterly line of said Babcock Acres and marking the most northerly corner of the herein described tract of land;

THENCE, South 49deg 07' 09" East, along the northeasterly line of said Babcock Acres, a distance of 312.43 feet, to a set ½ inch iron rod with "CUDE" cap, marking the most easterly corner of said Lot 4;

THENCE, South 41deg 10' 03" West, along the southeasterly line of said Lot 4, a distance of 209.82 feet, to a set ½ inch iron rod with "CUDE" cap, located in the northeasterly right of way line of Oakland Boulevard;

THENCE, North 49deg 09' 24" West, along the northeasterly right of way line of Oakland Boulevard, a distance of 311.60 feet, found 1 inch iron pipe;

THENCE, North 40deg 56' 30" East, crossing said Lot 6, Block 11, a distance of 210.02 feet, to the **POINT OF BEGINNING**, and containing 1.504 acres of land, more or less.

Basis of bearings is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).

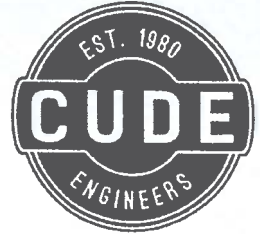
This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

 1/17/18
James W. Russell

Registered Professional Land Surveyor No. 4230
Cude Engineers
4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
TBPLS Firm No. 10048500
TBPE Firm No. 455
Project No. 03054.000.0



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**LEGAL DESCRIPTION
2.349 ACRES**

2.349 acres of land being all of Lots 1 and 2 and a portion of Lot 3, Block 11, N.C.B. 14695, Babcock Acres, according to the map or plat thereof recorded in Volume 3025, Page 8, Deed and Plat Records of Bexar County, Texas; said 2.349 acres being more particularly described as follows:

BEGINNING, at a set ½ inch iron rod with "CUDE" cap marking the intersection of the northwesterly right of way line of Redwing Drive with the northeasterly right of way line of Oakland Boulevard; same being the most southerly corner of Lot 1, Block 11;

THENCE, North 49deg 09' 24" West, along the northeasterly right of way line of Oakland Boulevard, a distance of 488.34 feet, to a set ½ inch iron rod with "CUDE" cap;

THENCE, North 41deg 10' 03" East, crossing Lot 3, Block 11, a distance of 209.78 feet, to a set ½ inch iron rod with "CUDE" cap, located in the northeasterly line of said Babcock Acres;

THENCE, South 49deg 07' 09" East, along the northeasterly line of said Babcock Acres, a distance of 487.88 feet, to a set ½ inch iron rod with "CUDE" cap, located in the northwesterly right of way line of Redwing Drive;

THENCE, South 41deg 02' 36" West, along the northwesterly right of way line of Redwing Drive, a distance of 209.46 feet, to the **POINT OF BEGINNING**, and containing 2.349 acres of land, more or less.

Basis of bearings is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).

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LEGEND

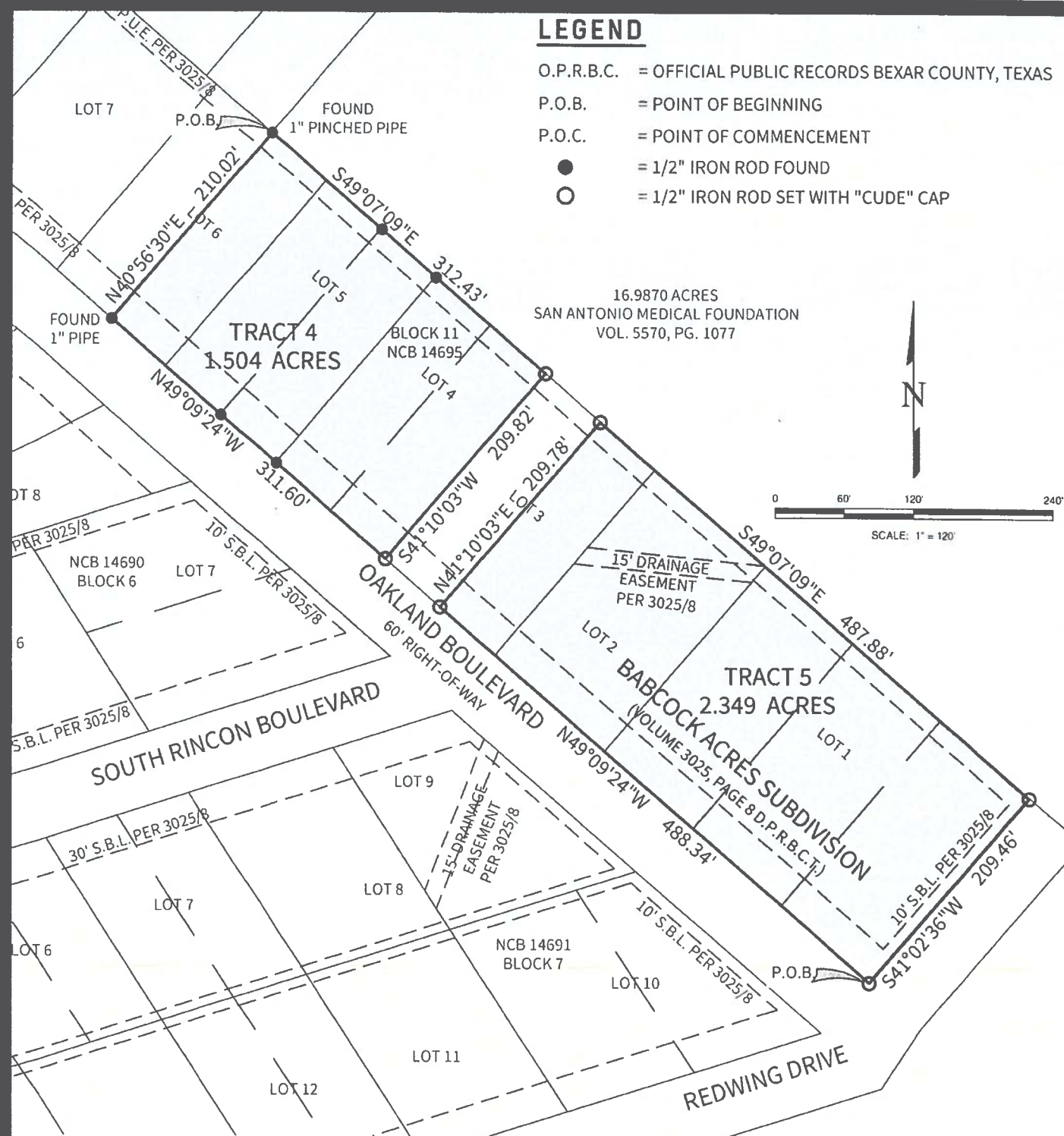
O.P.R.B.C. = OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS

P.O.B. = POINT OF BEGINNING

P.O.C. = POINT OF COMMENCEMENT

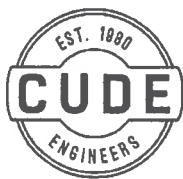
● = 1/2" IRON ROD FOUND

○ = 1/2" IRON ROD SET WITH "CUDE" CAP

**NOTES:**

1. BASIS OF BEARINGS: Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).

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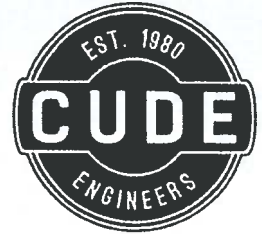
CUDE ENGINEERS
4122 POND HILL RD. • SUITE 101
SAN ANTONIO, TEXAS 78231
TEL 210.681.2951 • FAX 210.523.7112
WWW.CUDEENGINEERS.COM
TBPE FIRM #455
TBPLS FIRM #10048500

EXHIBIT OF
1.504 acres and 2.349 acres of land being part of Babcock Acres Subdivision, Block 11, N.C.B. 14695, City of San Antonio, Bexar County, Texas, recorded in Volume 3025, Page 8, Deed and Plat Records of Bexar County, Texas.

DATE: JANUARY 18, 2018

JOB NO.: 03054.000

Z2018111



**LEGAL DESCRIPTION
0.817 ACRES**

0.817 acres of land being all of Lot 7, Block 6, N.C.B. 14690, Babcock Acres, according to the map or plat thereof recorded in Volume 3025, Page 8, Deed and Plat Records of Bexar County, Texas; said 0.817 acres being more particularly described as follows:

BEGINNING, at a set ½ inch iron rod with "CUDE" cap marking the intersection of the northwesterly right of way line of South Rincon Boulevard with the southwesterly right of way line of Oakland Boulevard; same being the most northerly corner of Lot 9, Block 7;

THENCE, South 72deg 33' 41" West, along the northwesterly right of way line of South Rincon Boulevard, a distance of 217.22 feet, to a set ½ inch iron rod with "CUDE" cap marking the southwesterly corner of said Lot 7;

THENCE, North 33deg 07' 50" West, along the southwesterly line of said Lot 7, a distance of 200.01 feet, to a set ½ inch iron rod with "CUDE" cap;

THENCE, North 72deg 31' 10" East, a distance of 152.24 feet, to a set ½ inch iron rod with "CUDE" cap, located in the southwesterly right of way line of Oakland Boulevard;

THENCE, South 49deg 09' 24" West, along the southwesterly right of way line of Oakland Boulevard, a distance of 226.49 feet, to the **POINT OF BEGINNING**, and containing 0.817 acres of land, more or less.

Basis of bearings is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).

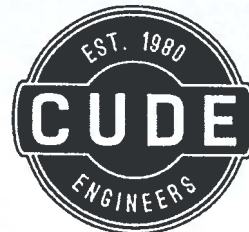
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A handwritten signature in blue ink, reading "James W. Russell", followed by the date "1/17/18".

James W. Russell
Registered Professional Land Surveyor No. 4230
Cude Engineers
4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
TBPLS Firm No. 10048500
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**LEGAL DESCRIPTION
1.908 ACRES**

1.908 acres of land being all of Lots 1 and 18, a portion of Lots 2 and 17, Block 7, N.C.B. 14691, Babcock Acres, according to the map or plat thereof recorded in Volume 3025, Page 8, Deed and Plat Records of Bexar County, Texas and a called 0.401 acre portion of Richview Street, conveyed to Vicki L. Riley as described in Volume 5483, Page 1241, Official Public Records of Bexar County, Texas; said 1.908 acres being more particularly described as follows:

BEGINNING, at a set ½ inch iron rod with "CUDE" cap located in the southeasterly right of way line of South Rincon Boulevard and marking the most northerly corner of Lot 7, Block 2, N.C.B. 14686, of said Babcock Acres, same being the northwesterly corner of the said 0.401 acre tract;

THENCE, along the southeasterly right of way line of South Rincon Boulevard, the following courses:

North 66deg 51' 34" East, a distance of 60.92 feet, to a set ½ inch iron rod with "CUDE" cap;
North 39deg 43' 14" East, a distance of 131.21 feet, to a set ½ inch iron rod with "CUDE" cap;
North 72deg 33' 41" East, a distance of 67.63 feet, to a set ½ inch iron rod with "CUDE" cap marking the northwesterly corner of that certain tract of land conveyed to the City of San Antonio, as described in Volume 9125, Page 1210, Official Public Records of Bexar County, Texas;

THENCE, South 33deg 10' 32" East, along the southwesterly line of the said City of San Antonio tract, a distance of 369.16 feet, to a set ½ inch iron rod with "CUDE" cap, located in the northwesterly right of way line of Redwing Drive;

THENCE, South 72deg 39' 06" West, along the northwesterly right of way line of Redwing Drive, a distance of 260.01 feet, to a set ½ inch iron rod with "CUDE" cap, marking the southwesterly corner of the said 0.401 acre tract;

THENCE, North 33deg 14' 34" West, a distance of 288.61 feet, to the **POINT OF BEGINNING**, and containing 1.908 acres of land, more or less.

Basis of bearings is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).

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 11/17/18

James W. Russell
Registered Professional Land Surveyor No. 4230
Cude Engineers
4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
TBPLS Firm No. 10048500
TBPE Firm No. 455
Project No. 03054.000.0

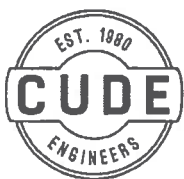
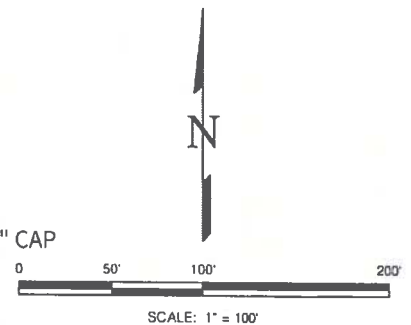
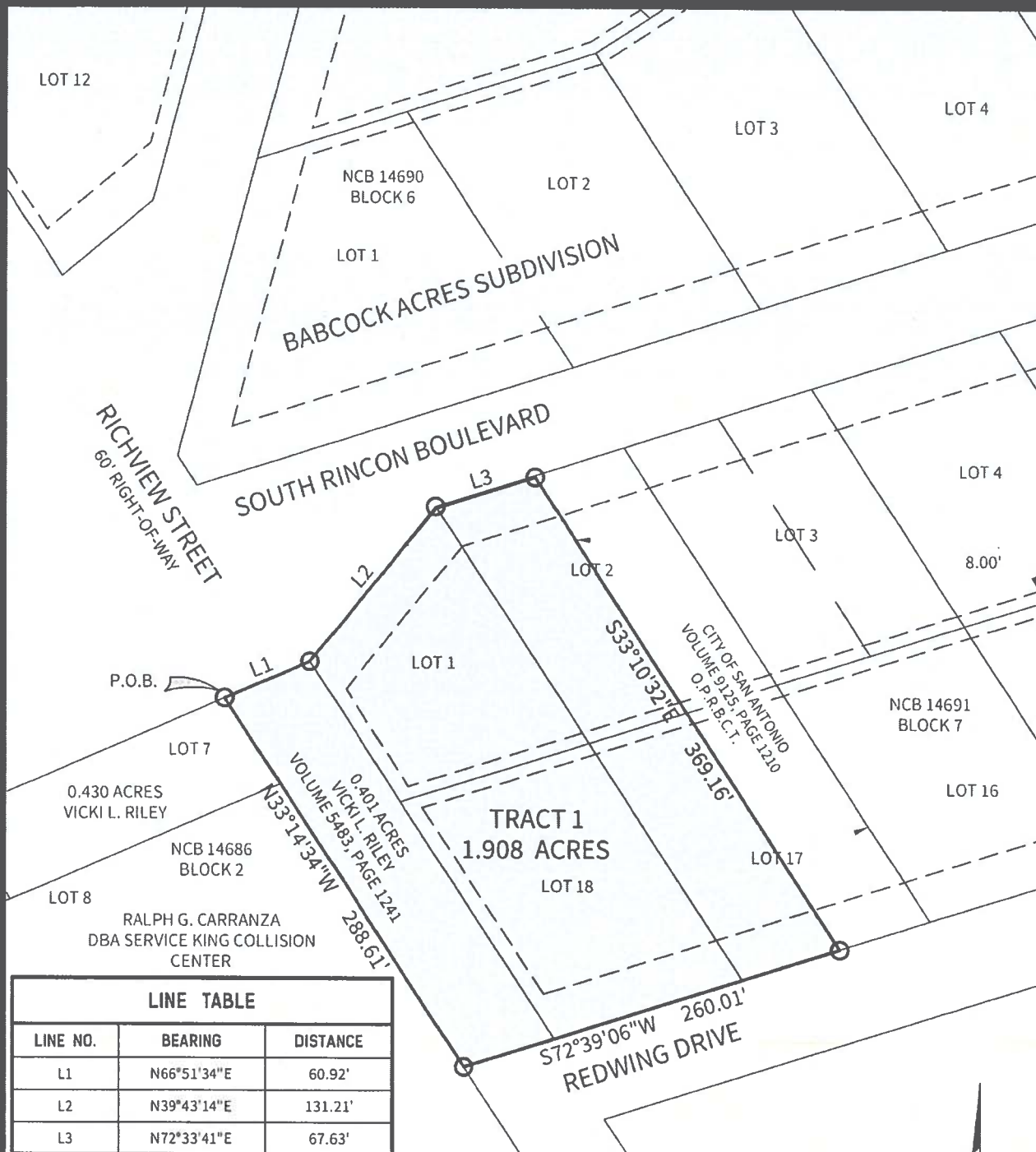


CUDE ENGINEERS
SAN ANTONIO | AUSTIN

4122 POND HILL ROAD, STE 101
SAN ANTONIO, TEXAS 78231

PHONE: (210) 681-2951
CUDEENGINEERS.COM

TBPE NO. 455
TBPLS NO. 10048500



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4122 POND HILL RD. • SUITE 101
SAN ANTONIO, TEXAS 78231
TEL 210.681.2951 • FAX 210.523.7112
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TBPLS FIRM #10048500

EXHIBIT OF
1.908 acres of land being part of Babcock Acres Subdivision,
Block 7, N.C.B. 14691, City of San Antonio, Bexar County, Texas,
recorded in Volume 3025, Page 8, Deed and Plat Records of
Bexar County, Texas.

DATE: JANUARY 18, 2018

JOB NO.: 03054.000