

LEGAL DESCRIPTION
0.606 ACRES OF LAND
GUILBEAU LANE

0.606 acres of land located in the Peter Odit Survey Number 264, Abstract Number 561, County Block 4472, N.C.B. 16047, City of San Antonio, Bexar County, Texas and being a portion of that certain 4.9 acre tract known as Guilbeau Lane, as described in Volume 139, Page 112, Deed Records of Bexar County, Texas; said 0.606 acres being more particularly described as follows:

BEGINNING, at a found ½ inch iron rod located in the southeasterly right of way line of the Leslie Road, marking the most northerly corner of Guilbeau Lane and further marking the most westerly corner of that certain 1.497 acres conveyed to John and Kim Ybarra, as described in Volume 18769, Page 908, Official Public Records of Bexar County, Texas; said rod further being located in the northeasterly line of that certain called 100 acres (First Tract) as conveyed to Dr. P.G. Bowen, as described in Volume 1929, Page 622, Deed Records of Bexar County, Texas;

THENCE, along the boundary lines of said Guilbeau Lane, the following courses:

South 64deg 22' 17" East, a distance of 254.38 feet, to a found ½ inch iron rod;
South 61deg 05' 52" East, a distance of 80.65 feet, to a found ½ inch iron rod with red "CUDE" cap;
South 09deg 37' 40" East, a distance of 266.25 feet, to a found ½ inch iron rod with red "CUDE" cap;
South 20deg 08' 12" West, at a distance of 41.88 feet passing a broken TxDOT monument (proposed Right of Way acquisition), in all a total distance of 260.31 feet, to a found ½ inch iron rod located in the northwesterly right of way line of Loop 1604;

THENCE, South 41deg 49' 04" West, along the northwesterly right of way line of Loop 1604, a distance of 81.08 feet, to a found ½ inch iron rod;

THENCE, leaving the northwesterly right of way line of Loop 1604 and along the boundary line of Guilbeau Lane, the following courses:

North 20deg 05' 35" East, a distance of 216.10 feet to a found ½ inch iron rod (proposed Right of Way acquisition);
North 20deg 15' 16" East, a distance of 111.74 feet, to a found ½ inch iron rod;
North 09deg 42' 54" West, a distance of 243.63 feet, to a found ½ inch iron rod;
North 61deg 15' 30" West, a distance of 65.36 feet, to a found ½ inch iron rod with red "CUDE" cap;

North 64deg 20' 59" West, a distance of 252.62 feet, to a found ½ inch iron rod with red "CUDE"
cap located in the southeasterly right of way line of Leslie Road;

THENCE, North 24deg 10' 26" East, along the southeasterly right of way line of Leslie Road, a distance of
30.30 feet, to the **POINT OF BEGINNING** and containing 0.606 acres of land, more or less.

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

James W. Russell 5/7/18

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

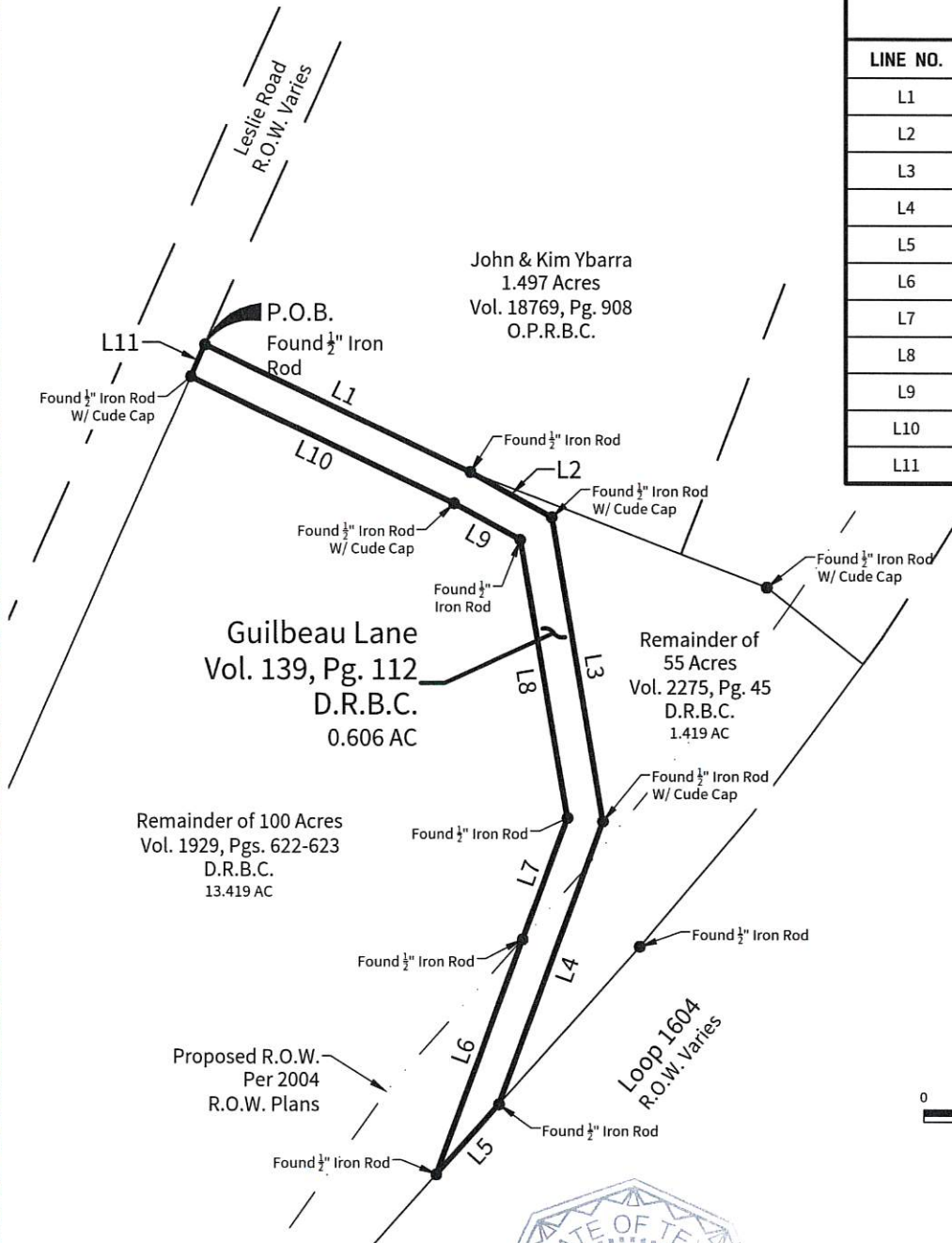
TBPE Firm No. 455

Job No. 03286.000

May 7, 2018



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S64°22'17"E	254.38'
L2	S61°05'52"E	80.65'
L3	S09°37'40"E	266.25'
L4	S20°08'12"W	260.31'
L5	S41°49'04"W	81.08'
L6	N20°05'35"E	216.10'
L7	N20°15'16"E	111.74'
L8	N09°42'54"W	243.63'
L9	N61°15'30"W	65.36'
L10	N64°20'59"W	252.62'
L11	N24°10'26"E	30.30'



James W. Russell
5/7/18

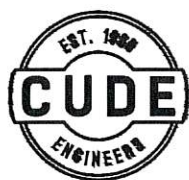


NOTES:

1. BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (93).
2. A FIELD NOTE DESCRIPTION ACCOMPANYING THIS EXHIBIT PLAT OF EVEN DATE AND MADE A PART HEREOF.

LEGEND

- D.R.B.C. = DEED RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.B.C. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
● = FOUND MONUMENTS



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
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