

PROPERTY DESCRIPTION OF A 0.088 OF AN ACRE TRACT (E)
SAN ANTONIO, BEXAR COUNTY, TEXAS

BEING a 0.088 of an acre (3,850 square feet) tract of land situated in the San Antonio Town Tract, Abstract 20, Bexar County, Texas, and being out of the following Lots and Blocks of the Los Angeles Heights Subdivision, recorded in Volume 105, Page 284, Plat Records of Bexar County, Texas:

Lot 3, Block 57, New City Block 7160, described in an instrument from F. A. Carrico and Alfred W. Carrico, also known as A. W. Carrico, to the City of San Antonio, Bexar County, Texas, recorded in Volume 4017, Page 99, Deed Records Bexar County, Texas, dated May 8, 1957,

Lot 4, Block 57, New City Block 7160, described in an instrument from Alfred W. Carrico, being also known as A. W. Carrico to the City of San Antonio, Bexar County, Texas, recorded in Volume 4017, Page 100, Deed Records Bexar County, Texas, dated May 8, 1957,

the aforementioned 0.088 of an acre tract of land, being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8 inch iron rod with aluminum cap stamped "TxDOT", (having coordinates of N: 13,720,256.60, E: 2,122,734.34, lying in the existing South right-of-way line of Fresno Drive (variable width right-of-way), the West line of the aforementioned Lot 3, and the East line of Lot 2, Block 57, of the aforementioned Los Angeles Heights Subdivision, described in an instrument from Federal Lumber Company, Inc., a Texas corporation, to the State of Texas, recorded in Volume 4143, Page 343, Deed Records Bexar County, Texas, dated March 6, 1958, for the Northwest corner and a point of curvature of the herein described 0.088 of an acre tract;

- (1) THENCE SOUTHEASTERLY, an arc distance of 46.64 feet, with a curve to the left having a radius of 1,049.31 feet, a delta angle of 02°32'49", and a chord which bears South 80°30'08" East, 46.64 feet, along the existing South right-of-way line of the aforementioned Fresno Drive, across the aforementioned Lots 3 and 4, to a found Texas Department of Transportation "Type II" concrete monument, for a point of tangency of the herein described 0.088 of an acre tract;

- (2) **THENCE** SOUTH 81°46'33" EAST, 54.57 feet, continuing along the existing South right-of-way line of the aforementioned Fresno Drive, across the aforementioned Lot 3 and Lot 4, to a found 5/8 inch iron rod with aluminum cap stamped "TxDOT", lying in the East line of said Lot 4 and the West line of Lot 5, Block 57, of the aforementioned Los Angeles Heights Subdivision, described in an instrument from WM. Dellerman to the State of Texas, recorded in Volume 4149, Page 81, Deed Records Bexar County, Texas, dated May 5, 1958, for the Northeast corner of the herein described 0.088 of an acre tract;
- (3) **THENCE** SOUTH 00°06'40" EAST, 31.02 feet, along the East line of the aforementioned Lot 4 and the West line of the aforementioned Lot 5, to a set 5/8 inch iron rod with plastic cap stamped "CDS/MUERY S.A. TX", lying in the North line of a 10 foot wide alley (per the aforementioned Los Angeles Heights Subdivision), for the Southeast corner of said Lot 4, the Southwest corner of Lot 5, and the Southeast corner of the herein described 0.088 of an acre tract;
- (4) **THENCE** SOUTH 89°53'20" WEST, 99.98 feet, along the South line of the aforementioned Lot 4, the South line of the aforementioned Lot 3, and the North line of the aforementioned 10 foot wide alley, to a set 5/8 inch iron rod with plastic cap stamped "CDS/MUERY S.A. TX", for the Southwest corner of said Lot 3, the Southeast corner of the aforementioned Lot 2, and the Southwest corner of the herein described 0.088 of an acre tract;

- (5) **THENCE** NORTH 00°06'40" WEST, 46.71 feet, along the West line of the aforementioned Lot 3 and the East line of the aforementioned Lot 2, to the **POINT OF BEGINNING** and containing 0.088 of an acre (3,850 square feet) of land.

The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, South Central Zone (4204), NAD83(2011). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00017.


The unit of measure is the U.S. Survey Feet

A plat of even survey date herein accompanies and is made a part of this description.

THE STATE OF TEXAS X
 X KNOWN TO ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR X

I, R. Clay Swetman, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

Date 20th day of September, 2017 A.D.



R. Clay Swetman
Registered Professional Land Surveyor
No. 5397 - State of Texas

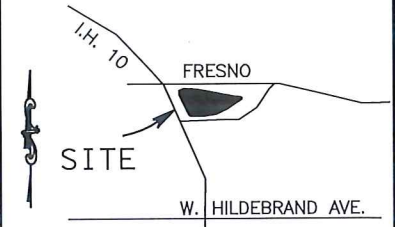


DEED INFORMATION				
BLOCK	LOT #	TXDOT PARCEL #	VOLUME	PAGE
BLOCK 56	6	19	4195	15
	7	20	5065	353
	8	21	5053	680
	9	22	5065	357
	10	23	4161	426
	11		4025	3
	12		4021	544
	13		4045	595
	14		4011	199
				D.R.B.C.T.

DEED INFORMATION				
BLOCK	LOT #	TXDOT PARCEL #	VOLUME	PAGE
BLOCK 57	1	32	4143	343
	2	33	4143	343
	3		4017	99
	4		4017	100
	5	34	4149	81
	23	27	4141	464
	24	26	4141	464
	25	25	4143	89
	26	24	4143	89
				D.R.B.C.T.

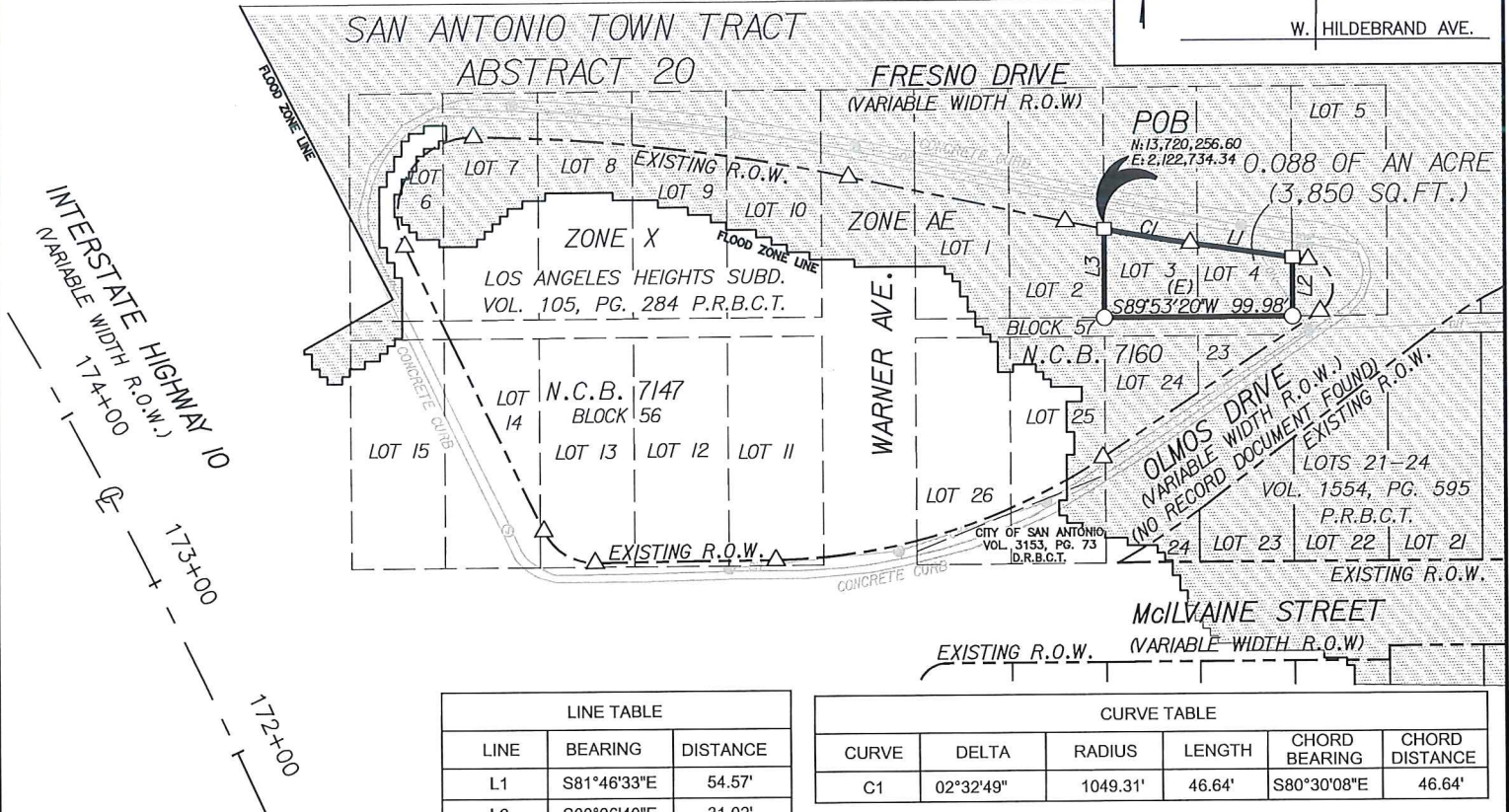
VICINITY MAP

BEXAR COUNTY,
TEXAS
NOT TO SCALE



SAN ANTONIO TOWN TRACT ABSTRACT 20

FRESNO DRIVE (VARIABLE WIDTH R.O.W.)



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S81°46'33"E	54.57'
L2	S00°06'40"E	31.02'
L3	N00°06'40"W	46.71'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	02°32'49"	1049.31'	46.64'	S80°30'08"E	46.64'

LEGEND

- △ FOUND TXDOT TYPE II MONUMENT P.R.B.C.T. (UNLESS OTHERWISE SHOWN)
- SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX"
- FOUND 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "TXDOT"
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE SHOWN)
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- ⊙ CENTERLINE
- △ PLAT RECORDS BEXAR COUNTY, TEXAS
- REAL PROPERTY RECORDS BEXAR COUNTY, TEXAS
- DEED RECORDS BEXAR COUNTY, TEXAS
- RIGHT-OF-WAY
- ⊙ SIGNAL JUNCTION BOX
- W — WATER LINE
- OH — OVERHEAD ELECTRIC LINE

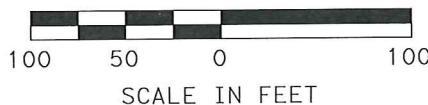
A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT.

ONLY EASEMENTS SHOWN HEREON WERE REVIEWED BY CDS/MUERY SERVICES.

THE BEARING BASIS FOR THIS SURVEY IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (2011). ALL COORDINATES, DISTANCES AND AREAS SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY THE TXDOT CONVERSION FACTOR OF 1.00017.

THE UNIT OF MEASURE IS THE U.S. SURVEY FEET.

THE PROPERTY DESCRIBED ON THIS SURVEY APPEARS TO LIE WITHIN THE SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE AE OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 48029C0385G, BEARING AN EFFECTIVE DATE OF MAY 16, 2008. THIS STATEMENT DOES NOT REPRESENT OR IMPLY THAT A FLOOD PLAIN STUDY OR ANALYSIS WAS PERFORMED BY CDS MUERY.



I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

[Signature] 9/20/2017
R. CLAY SWETMAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397



0.088 OF AN ACRE TRACT
BEXAR COUNTY, TEXAS

0.088 OF AN ACRE (3,850 SQ. FT.)

DATE: SEPTEMBER 20, 2017

PAGE 4 OF 4