

STATE OF TEXAS

COUNTY OF BEXAR

Page 1 of 2

FIELDNOTE DESCRIPTION of 0.022 acres of land situated in NCB 3000 in San Antonio, Bexar County, Texas. Said 0.022 acres of land being all of that certain tract of land called to contain 0.022 of an acre of land in a deed recorded June 22, 2001 to Mary Esther Valdez of record in Vol. 8936 Pg. 665, Deed Records of Bexar County, Texas (DR) and being out of and a part of Lots 50, 51 and 52, Block 4, NCB 3000, Mission Field Addition, Second Filing (unrecorded plat) Said 0.022 of an acre of land was surveyed by **BCE, LLC.** on 21 Jan. 2018 and is more particularly described by metes and bounds as follows:

COMMENCING at a ½ inch iron rod found at the intersection of the westerly right of way line of Roosevelt Ave., a 120 foot wide right of way, with the southerly line of a 16 foot wide alley and being the northeast corner of said Lot 50, same also being the northeast corner of that certain tract of land called to contain 1.211 acres of land in a deed to Kroschel Properties, LLC, recorded Oct. 23, 2015 and in Doc. No. 20150205397, Official Public Records of Bexar County, Texas (OPR) and from which a ½ inch iron rod found at the intersection of the westerly right of way line of Roosevelt Ave., 120 foot wide right of way, with the northerly line of said 16 foot wide alley, bears North 15°02'36" East a distance of 16.16 feet;

THENCE with the southerly line of said alley, same being the northerly line of said Lot 50 and said 1.211 acre tract of land, South 77°58'40" West for a distance of 386.88 feet to a ½ inch iron rod with red plastic cap marked "BCE, LLC. RPLS 4540" set at the northwest corner of said 1.211 acre tract of land and being the most northerly corner of and **POINT OF BEGINNING** of said 0.022 of an acre Valdez tract of land and this tract of land;

THENCE crossing said Lots 50, 51 and 52 with the common line between said 1.211 acre tract of and said 0.022 of an acre Valdez tract of land and being the easterly line of this tract of land, South 00°58'29" East for a distance of 131.66 feet to a ½ inch iron rod with red plastic cap marked "BCE, LLC. RPLS 4540" set in the southerly line of said Lot 52 at the southwest corner of said 1.1211 acre tract of land, same being the southeast corner of said 0.022 of an acre Valdez tract of land and this tract of land;

THENCE with the southerly line of said Lot 52, said 0.022 of an acre Valdez tract of land and this tract of land, South 78°12'10" West for a distance of 15.00 feet to a point for the southwest corner of said Lot 52, said 0.022 of an acre Valdez tract of land and this tract of land;

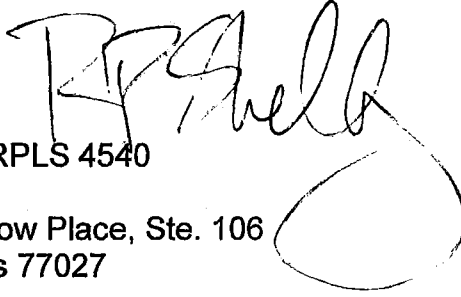
THENCE with the westerly line of said Lot 52, said 0.022 of an acre Valdez tract of land and this tract of land, North 05°16'40" East for a distance of 135.28 feet to the **POINT OF BEGINNING.**

0.022 acres
21 Jan. 2018
Page 2 of 2

NOTE – Bearings called out herein are assumed. The Survey Control Line is the easterly lines of said Lots 50, 51 and 52.

NOTE – There is a map of survey this day drafted to accompany this metes and bounds description.

Surveyed by:



R. P. Shelley, RPLS 4540
BCE, LLC.
4515 Briar Hollow Place, Ste. 106
Houston, Texas 77027
713 960 3255

