

LEGAL DESC. 5.001 AC TRACT.docx
CDS JOB NO. 119311

BEARING BASIS: GRID NORTH
COORDINATE SYSTEM: TEXAS STATE PLANE,
NAD83(2011), EPOCH:2010
TEXAS SOUTH ZONE (4205)

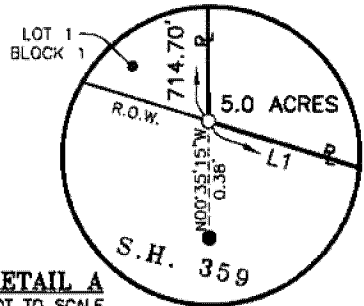
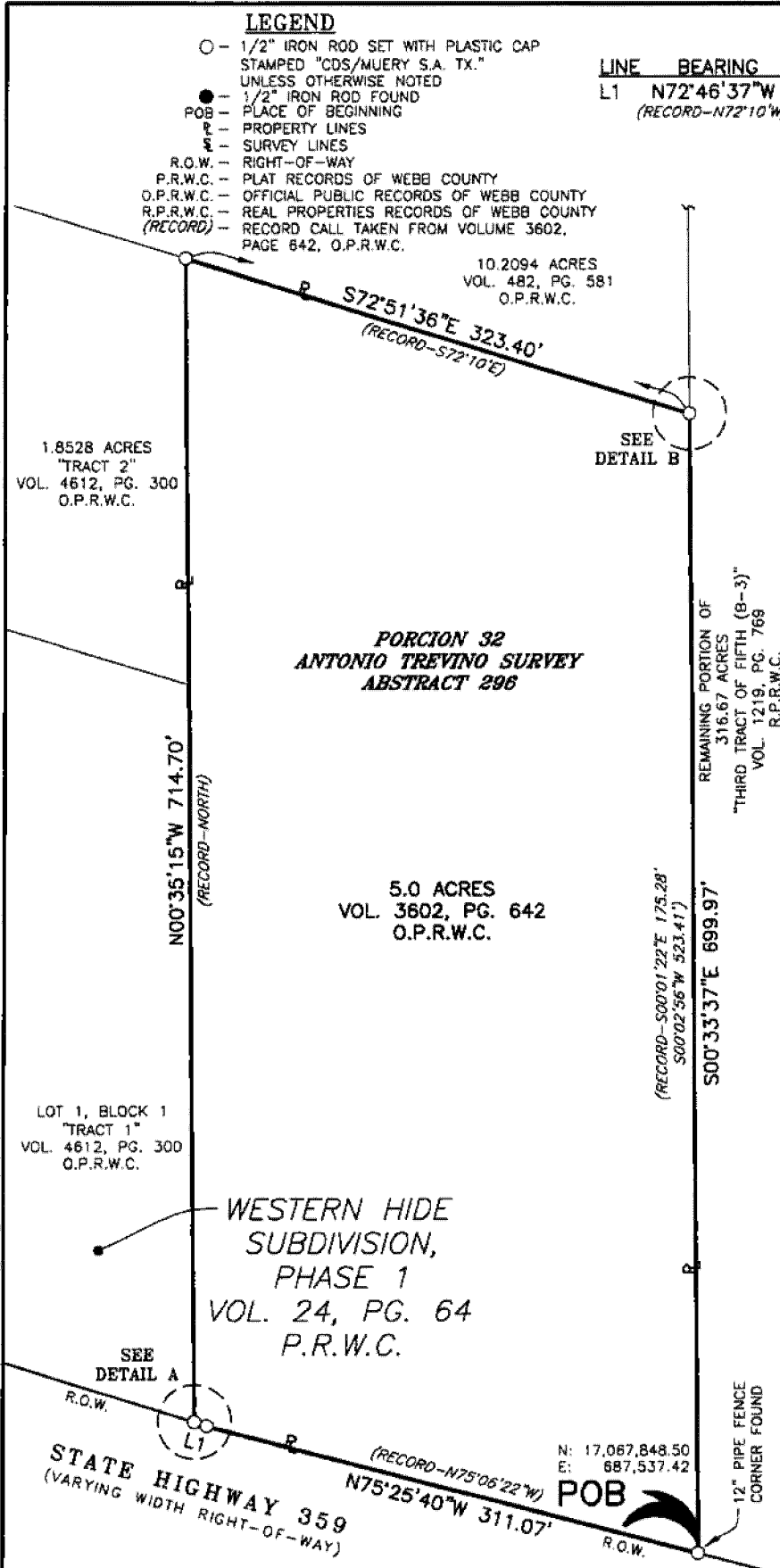
ALL DISTANCES SHOWN ARE SURFACE.
(GRID X 1.00009 = SURFACE)

THIS EXHIBIT REPRESENTS A BOUNDARY SURVEY
ONLY. NO VISIBLE EASEMENTS OR EASEMENTS
OF RECORD ARE DEPICTED HEREON.

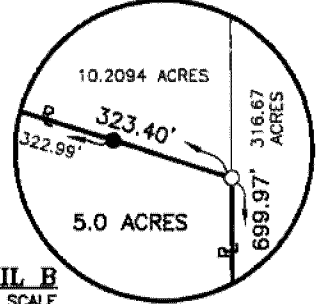
LEGEND

- - 1/2" IRON ROD SET WITH PLASTIC CAP
STAMPED "CDS/MUERY S.A. TX."
UNLESS OTHERWISE NOTED
- - 1/2" IRON ROD FOUND
- POB - PLACE OF BEGINNING
- P - PROPERTY LINES
- S - SURVEY LINES
- R.O.W. - RIGHT-OF-WAY
- P.R.W.C. - PLAT RECORDS OF WEBB COUNTY
- O.P.R.W.C. - OFFICIAL PUBLIC RECORDS OF WEBB COUNTY
- R.P.R.W.C. - REAL PROPERTIES RECORDS OF WEBB COUNTY
(RECORD)
- (RECORD) - RECORD CALL TAKEN FROM VOLUME 3602,
PAGE 842, O.P.R.W.C.

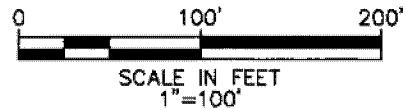
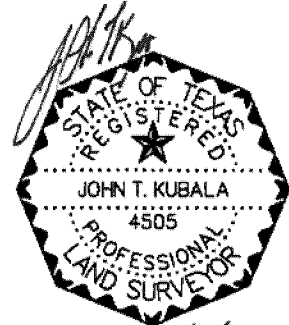
LINE BEARING DISTANCE
L1 N72°46'37"W 7.84'
(RECORD-N72°10'W)



DETAIL A
NOT TO SCALE



DETAIL B
NOT TO SCALE



**5.001 ACRES TRACT
AEP TEXAS INC.
PORCION 32
ANTONIO TREVINO SURVEY
ABSTRACT 296
WEBB COUNTY, TEXAS**

DRAWN BY:
A.F.
DATE:
DECEMBER 6, 2019
DRAWING NAME:
5.001 AC TRACT.DWG





AEP TEXAS INC.
 ALFREDO MORALES SR.
 WEBB COUNTY, TEXAS
 5.001 ACRE TRACT

EXHIBIT "A"

BEING a 5.001 acre tract of land lying in the Porcion 32, Antonio Trevino Survey, Abstract 296, Webb County, Texas, same being a portion of a 5.0 acre tract of land as described and recorded in volume 3602, page 642, Official Public Records of Webb County, Texas, same also being described by a drawing (5.001 AC TRACT.dwg dated December 6, 2019) attached to and made part hereof and more particularly described as follows:

BEGINNING at a 12" pipe fence corner found in the north right-of-way line of State Highway 359 (varying width right-of-way) for the southeast corner of the aforementioned 5.0 acre tract, the southwest corner of a 316.67 acre tract of land described as "Third Tract of Fifth (B-3)" and recorded in volume 1219, page 769, Real Property Records of Webb County, Texas, and the southeast corner of the herein described 5.001 acre tract;

THENCE along the north right-of-way line of the aforementioned State Highway 359 and the south line of the aforementioned 5.0 acre tract, N75°25'40"W a distance of 311.07 feet (Record – N75°06'22"W) to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." for an angle point and N72°46'37"W a distance of 7.84 feet (Record – N72°10'W) to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." in the east line of Lot 1, Block 1 of the Western Hide Subdivision, Phase 1 described and recorded in volume 24, page 64, Plat Records of Webb County, Texas, for the southwest corner of said 5.0 acre tract and the southwest corner of the herein described 5.001 acre tract, from which a 1/2" iron rod found marking the southeast corner of said Lot 1 bears S00°35'15"E a distance of 0.38 feet;

THENCE leaving the north right-of-way line of the aforementioned State Highway 359, along the west line of the aforementioned 5.0 acre tract, the east line of the aforementioned Lot 1 and the east line of a 1.8528 acre tract of land described as "Tract 2" and recorded in volume 4612, page 300, Official Public Records of Webb County, Texas, N00°35'15"W a distance of 714.70 feet (Record - North) to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." in the south line of a 10.2094 acre tract of land as described and recorded in volume 482, page 581, Official Public Records of Webb County, Texas, for the northwest corner of said 5.0 acre tract, the northeast corner of said 1.8528 acre tract and the northwest corner of the herein described 5.001 acre tract;

THENCE along the north line of the aforementioned 5.0 acre tract and the south line of the aforementioned 10.2094 acre tract, S72°51'36"E, passing a 1/2" iron rod found at a distance of 322.99 feet, a total distance of 323.40 feet (Record – S72°10'E) to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." in the west line of the aforementioned 316.67 acre tract for the northeast corner of the herein described 5.001 acre tract;

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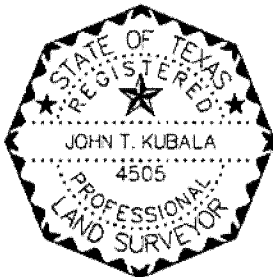
THENCE along the east line of the aforementioned 5.0 acre tract and the west line of the aforementioned 316.67 acre tract, S00°33'37"E a distance of 699.97 feet (Record – S00°01'22"E 175.28 feet and S00°02'56"W 523.14 feet) to the PLACE OF BEGINNING and containing 5.001 acres of land.


The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, NAD 1983(2011), South Zone.

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

I, John T. Kubala, 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 in December 2019.

Date 6TH day of DECEMBER 2019 A.D.





John T. Kubala
Registered Professional Land Surveyor
No. 4505 - State of Texas