

LEGAL DESCRIPTION

BEING 1.032 acres out of Lot 3, Block 32, N.C.B. 18218 of VALVIN SUBDIVISION, a Subdivision in the City of San Antonio, Bexar County, Texas, according to the Map of Plat recorded in Book 9595, Page 138, Bexar County, Plat Book, Bexar County, Texas, being more particularly described, as follows:

COMMENCING at a 1/2" iron rod found at the northwest corner of said Lot 3, having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 13783798.110 and EAST: 2150439.762, for reference, from which a 1/2" iron rod found in the north line of Evans Road (a variable width Right-of-Way) at the southwest corner of said Lot 3 bears S 45°28'15" W, a distance of 359.55 feet for reference;

THENCE N 80°47'31" E, along the north line of said Lot 3, a distance of 50.07 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" the POINT OF BEGINNING and the northwest corner of the herein described portion of said Lot 3, said BEGINNING point having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 13783810.915 and EAST: 2150518.758, for reference

THENCE N 80°47'31" E, continuing along the north line of said Lot 3, a distance of 302.83 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" in the west line of Bulverde Road (a variable width Right-of-Way) for the northeast corner of said Lot 3;

THENCE along the west line of said Bulverde Road, as follows:

S 15°20'01" E, a distance of 89.28 feet to a 1/2" iron rod found;

S 11°40'49" E, a distance of 37.85 feet to 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" for the southeast corner of the herein described portion;

THENCE leaving the west line of said Bulverde Road, being across and through said Lot 3, as follows:

S 70°42'08" W, a distance of 60.58 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";

S 61°35'52" W, a distance of 35.90 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084";

S 80°47'32" W, a distance of 220.44 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" for the southwest corner of the herein described portion;

N 09°12'29" W, a distance of 149.00 feet to the POINT OF BEGINNING and containing 1.032 acre (44,966 square feet) of land, more or less.

