



FIELD NOTES
OF
TRACT 12 (1.391 ACRES)

A 1.391 acre, or 60,603 square feet more or less, tract of land being a portion of a 150.256 acre tract of land conveyed to Dague Ranch Limited Partnership in deed recorded in Volume 14766, Pages 1410-1417 of the Official Public Records of Real Property of Bexar County, Texas, out of a 1,200 acre tract of land conveyed to Leslie W. Steubing in deed recorded in Volume 3513, Page 145 of the Deed Records of Bexar County, Texas, situated in the A. Houston Survey No. 94, Abstract 356, County Block 4938, now in New City Block 19221 of the City of San Antonio in Bexar County, Texas. Said 1.391 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 (NA2011) epoch 2010.00:

COMMENCING: At a found mag nail with washer marked "Pape-Dawson" on the north line of said 150.256 acre tract, at the south corner of a 36.835 acre tract of land described in deed recorded in Volume 14766, Pages 1440-1450 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: Along the common line between said 150.256 acre tract and said 36.835 acre tract, the following courses and distances:

N 45°44'27" E, a distance of 42.84 feet to a common angle point of said 150.256 acre tract and said 36.835 acre tract;

N 36°14'45" E, with said line, a distance of 0.16 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

THENCE: Departing said common line, over and across said 150.256 acre tract, and southeasterly along a non-tangent curve to the right, said curve having a radial bearing of S 45°40'19" W, a radius of 1543.00 feet, a central angle of 06°24'22", a chord bearing and distance of S 41°07'30" E, 172.43 feet, for an arc length of 172.52 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for the northwest corner of the herein described tract and the POINT OF BEGINNING;

THENCE: Continuing over and across said 150.256 acre tract, the following courses and distances:

N 50°50'08" E, a distance of 70.02 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for the north corner of the herein described tract;

Southeasterly along a non-tangent curve to the right, said curve having a radial bearing of S 52°01'27" W, a radius of 1613.00 feet, a central angle of 17°20'05", a chord bearing and distance of S 29°18'30" E, 486.15 feet, for an arc length of 488.01 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 64°22'57" E, a distance of 107.84 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

Southeasterly along a non-tangent curve to the right, said curve having a radial bearing of S 72°00'09" W, a radius of 1689.36 feet, a central angle of 04°53'51", a chord bearing and distance of S 15°32'56" E, 144.36 feet, for an arc length of 144.40 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for the southeast corner of the herein described tract;

S 81°42'11" W, a distance of 146.92 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for the southwest corner of the herein described tract;

Northwesterly along a non-tangent curve to the left, said curve having a radial bearing of S 76°26'35" W, a radius of 1543.00 feet, a central angle of 24°21'54", a chord bearing and distance of N 25°44'22" W, 651.23 feet, for an arc length of 656.16 feet to the POINT OF BEGINNING, and containing 1.391 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9110-16 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: April 20, 2016
JOB NO. 9110-16
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