

Field Notes For A 1.01-Acre Tract

Z2020-10700210

Being a 1.01-acre tract, more or less out of the City of San Antonio Survey No. 2/409, NCB# 18333, also out of the 33.98-acre tract ELMAC LTD, as recorded in volume 11259, page 803 of the deed of records in Bexar County, Texas. Said 1.01-acre tract of land being more particularly described by metes and bounds as follows:

Commencing at a found 1/2" iron rod for the Southwest common corner of the William and Cathy Hosek Property as recorded in volume 9243, page 969 of the deed of records in Bexar County, Texas, and the Southeast corner of the Jose Accuna Property as recorded in volume 15381, page 257 of the deed of records in Bexar County, Texas Iron Rod being in the Northern Right-of-Way of Heuermann Road; **Thence** South 63° 21' 19" East, a distance of 68.11 feet, crossing said Right of Way of Heuermann Rd to a found 1/2" Iron Rod for the Northwest corner of said 1.01 acre for the "**Point of Beginning**";

Thence: on a curve to the left having a Radius of 1,546.23 feet, a Chord Bearing of North 32° 13' 01" East, a distance of 140.44 feet, and an Arc length of 140.49 feet, along said Heuermann Rd Right of Way, and along an existing fence line, to a set 1/2" iron rod ;

Thence: on a curve to the right having a Radius of 3,225.00 feet, a Chord Bearing of North 29° 37' 24" East, a distance of 9.57 feet, and an Arc length of 9.57 feet, continuing with said Right of Way and existing fence, to a 1/2" Iron Rod set. Said Iron Rod being the common corner between said 1.01 acre tract and the remaining ELMAC LTD property as recorded in volume 11259, page 803 of the deed of records in Bexar County, Texas;

Thence: South 31° 34' 23" East a distance of 362.06 feet, leaving said Right of Way, on a new line to a 1/2" Iron Rod set, for the eastern corner of this tract;

Thence: South 58° 25' 37" West a distance of 134.38 to a 1/2" Iron Rod set for the southeastern corner of this tract, said Iron Rod being set on the common line of the aforementioned ELMAC LTD property and the 123 Heuermann LLC property as recorded in volume 18385, page 105 of the deed of records in Bexar County, Texas;

Thence: North 31° 34' 23" West, a distance of 295.42 feet, continuing with the aforementioned 123 Heuermann LLC property, to the "**Point of Beginning**" for this tract and containing 1.01 acres of land more or less.



Raul H. Garcia 11-10-20
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