



**FIELD NOTES
FOR
A 2.942 OF AN ACRE TRACT**

A 2.942 acre tract of land, out of that 6.762 acre tract, establishing Lot X and Lot X, N.C.B 11715 out of the San Marc Subdivision Plat recorded in Volume 7600 Page 65 Bexar County Deed and Plat Records in the City of San Antonio, Bexar County, Texas. Said 2.942 acres being more particularly described by metes and bounds as follows with the bearings based on the North American Datum of 1983, Texas South Central Zone:

BEGINNING: At a set $\frac{1}{2}$ " iron rod with blue plastic cap stamped "KFW SURVEYING", in the east line of Lorene Lane, a 55.00 foot wide right-of-way, for the northwest corner of Lot 42, Blanco Heights Subdivision of record in Volume 7700 Page 186 Bexar County Deed and Plat Records Bexar County, Texas, for the southwest corner of the 6.762 acre tract and the tract described herein;

THENCE: N $05^{\circ}26'01"$ E, along and with the east line of Lorene Lane and the west line of the 6.762 acre tract and the tract described herein, a distance of **134.87 feet** to a set $\frac{1}{2}$ " iron rod with blue plastic cap stamped "KFW SURVEYING", for a point of curvature to the left;

THENCE: with the curve to the left having an arc of **301.51 feet**, a radius of **1437.50 feet**, a delta of $12^{\circ}01'03"$ and a chord bears N $00^{\circ}22'53"$ W, a distance of **300.96 feet** to a set $\frac{1}{2}$ " iron rod with blue plastic cap stamped "KFW SURVEYING", for the end of curve;

THENCE: N $06^{\circ}23'24"$ W, continuing along and with the east line of Lorene Lane and the west line of the 6.762 acre tract and the tract described herein, a distance of **77.00 feet** to a set $\frac{1}{2}$ " iron rod with blue plastic cap stamped "KFW SURVEYING", for a point of curvature to the right at the intersection of Lorene Lane with McCarty Road, a 60.00 foot wide right-of-way, and a northwest corner of the 6.762 acre tract and the tract described herein;

THENCE: with the curve to the right having an arc of **5.89 feet**, a radius of **6.00 feet**, a delta of $56^{\circ}15'04"$ and a chord bears N $38^{\circ}36'36"$ E, a distance of **5.66 feet** to a set $\frac{1}{2}$ " iron rod with blue plastic cap stamped "KFW SURVEYING", for the end of curve;

THENCE: N $83^{\circ}36'36"$ E, along and with the south line of McCarty Road and the north line of the 6.762 acre tract and the tract described herein, a distance of **52.64 feet** to a set $\frac{1}{2}$ " iron rod with blue plastic cap stamped "KFW SURVEYING", for a point of curvature to the right;

THENCE: with the curve to the right having an arc of **148.70 feet**, a radius of **387.31 feet**, a delta of $21^{\circ}59'51"$ and a chord bears S $86^{\circ}17'59"$ E, a distance of **147.79 feet** being a point on curve in the south line of McCarty Road, the north line of the 6.762 acre tract, for the northeast corner of the tract described herein;

THENCE: S 06°38'10" E, leaving the south line of McCarty Road and over and across the 6.762 acre tract, a distance of **241.18 feet** to a point for an interior corner of the tract described herein;

THENCE: N 83°34'56" E, continuing over and across the 6.762 acre tract, a distance of **66.08 feet** to a point for a corner of the tract described herein;

THENCE: S 06°08'45" E, continuing over and across the 6.762 acre tract, a distance of **246.67 feet** to a point in the north line of Lot 42, the south line of the 6.762 acre tract, for the southeast corner of the tract described herein;

THENCE: S 83°51'15" W, along and with the north line of Lot 42, the south line of the 6.762 acre tract and the tract described herein, a distance of **327.35 feet** to the **POINT OF BEGINNING** and containing 2.924 acres in the City of San Antonio, Bexar County, Texas. Said tract described in accordance with an exhibit prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Job No.: 14-058
Prepared by: KFW Surveying
Date: October 18, 2017
File: S:\Draw 2017\17-067 9631 San Pedro-North Park Subaru\DOCS\FN 2.924ac Re-Zoning

