

**FIELD NOTES  
FOR  
30.317 ACRES OF LAND  
OUT OF THE  
GRIFFIN CALLED 40.0 ACRE TRACT**

Being a 30.317 acre parcel of land in the Lucas Munoz Survey No. 86, Abstract No. 488, New City Block No. 18044 of Bexar County, Texas, and being out of the called 40.00 acre tract described in the deed to Timothy J. Griffin and Kelley Pagel Griffin, and Steven E. and Tami E. Griffin, recorded in Volume 11074, Page 2399 of the Official Public Records (O.P.R.) of Bexar County, Texas; said 30.317 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a found ½" rebar with Civil Engineering Consultants (CEC) cap at the southeast corner of the above described 40.00 acre tract; a second ½" rebar without cap found at the northeast corner of same bears N 00°06'24" W – 951.83 feet;

THENCE S 89°39'26" W, with the south line of the Griffin called 40.000 acre tract, same being the north line of a called 23.00 acre tract described in the deed to Teddy Nile McMillion recorded Volume 10619, Page 2493 O.P.R., for a distance of 1536.61 feet to a point for the southernmost southwest corner of this description; a 24" steel post in Medio Creek bears S 89°39'26" W – 60.63 feet;

THENCE N 08°10'46" E, departing the common line with the called 23.00 acre tract, for a distance of 295.04 feet to a point on the centerline of Medio Creek; a set ½" rebar with CEC cap on the west bank of Medio Creek bears S 89°40'12" W - 60.63 feet;

THENCE N 03°59'58" W, for a distance of 154.53 feet to a found ½" rebar in 4" PVC pipe;

THENCE through the called 40.00 acre tract for the following six (6) courses:

N 15°24'05" W for a distance of 223.06 feet to a set ½" rebar with CEC cap;

N 88°06'21" E for a distance of 143.34 feet to a set ½" rebar with CEC cap;

N 89°53'42" E for a distance of 166.54 feet to a set ½" rebar with CEC cap;

N 65°25'38" E for a distance of 212.46 feet to a set ½" rebar with CEC cap;

N 00°06'18" W for a distance of 73.51 feet to a point;

N 21°08'50" E for a distance of 140.48 feet to a found ½" rebar without cap;

THENCE N 89°53'38" E with the north line of the called 40.000 acre tract for a distance of 1009.29 feet to a found ½" rebar without cap at the northeast corner of this description, same being the northwest corner of the remainder of the Continental Homes of Texas, LP. 62.14 acre tract recorded in Doc. No. 20180109947, O.P.R.;

THENCE S 00°06'24" E, with the west line of the above 62.14 acre tract for a distance of 951.83 feet to the **POINT OF BEGINNING**, and containing 30.317 acres of land, more or less.

- Bearings source is the east line of the 40.00 acre tract recorded in Volume 11074, Page 2399, between the first two found monuments described above, and called N 00°06'24" W as derived from GPS observation based on NAD 83(2011), Texas State Plane Coordinate System - South Central Zone.

I hereby certify that this description conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by employees of Don Durden, Inc. dba Civil Engineering Consultants.

Date: *November 13, 2020*

*Gary B Neill*

Gary B. Neill  
R.P.L.S. #3964  
Firm No. 10041000



Warning: Only those copies with the Signature and Seal in red should be relied upon.

Griffin 40 Ac Bndy  
Project Number: S0652100