



FIELD NOTES
OF
TRACT 1 (22.528 ACRES)

A 22.528 acre, or 981,306 square feet more or less, tract of land being a portion 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, and being a portion of the 139.250 acre lease tract described in deed as Tract B and recorded in Volume 2162, Pages 859-868 of the Official Public Records of Real Property of Bexar County, Texas, situated in the A. Houston Survey No. 93, Abstract 355, County Block 4937, and the A. Houston Survey No. 94, Abstract 356, County Block 4938, both now in New City Block 19221 of the City of San Antonio in Bexar County, Texas. Said 22.528 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 ½" iron rod with yellow cap marked "Pape-Dawson" at the southeast corner of Big Springs P.U.D. Unit 1, Phase 1A Subdivision as recorded in Volume 9545, Page 148 of the Deed and Plat Records of Bexar County, Texas, the northeast corner of said 139.250 acre lease tract;

THENCE: N 72°11'51" W, along and with the common line between said 139.250 acre lease tract and said Big Springs P.U.D. Unit 1, Phase 1A, a distance of 439.04 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for the POINT OF BEGINNING of the herein described tract;

THENCE: Departing said common line, over and across said 139.250 acre lease tract, the following courses and distances:

S 55°40'49" W, a distance of 236.26 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 71°22'36" W, a distance of 854.51 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

Southwesterly along a non-tangent curve to the left, said curve having a radial bearing of S 10°16'11" E, a radius of 724.13 feet, a central angle of 08°34'31", a chord bearing and distance of S 75°26'34" W, 108.28 feet, for an arc length of 108.38 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 68°59'26" W, a distance of 1131.24 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

Southwesterly along a tangent curve to the left, said curve having a radius of 500.00 feet, a central angle of $59^{\circ}11'10''$, a chord bearing and distance of $S\ 39^{\circ}23'51''\ W$, 493.84 feet, for an arc length of 516.50 feet to a set $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson";

$N\ 85^{\circ}38'06''\ W$, a distance of 145.93 feet to a found 60D nail on the west line of said 139.250 acre lease tract, the east line of a 111.215 acre tract of land conveyed to CSS7 Ranches Limited Partnership in deed recorded in Volume 14997, pages 1174-1179 of the Official Public Records of Real Property of Bexar County, Texas, also being the east line of an 84.330 acre San Antonio River Authority Easement as described in deed recorded in Volume 1041, Pages 942-976 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: Along the common line between said 139.250 acre lease tract and said 111.215 acre tract, the following courses and distances:

$N\ 00^{\circ}06'13''\ W$, a distance of 134.39 feet to a found 2" aluminum disk marked "SARA 69";

$N\ 33^{\circ}52'30''\ E$, a distance of 111.26 feet to a found 2" aluminum disk marked "SARA 68";

$N\ 11^{\circ}07'34''\ E$, a distance of 226.32 feet to a found 2" aluminum disk marked "SARA 67";

$N\ 38^{\circ}48'34''\ E$, a distance of 81.59 feet to a found 2" aluminum disk marked "SARA 66";

$N\ 36^{\circ}42'59''\ E$, a distance of 315.41 feet to a found 2" aluminum disk marked "SARA 65";

$N\ 55^{\circ}33'28''\ E$, a distance of 100.88 feet to a found 2" aluminum disk marked "SARA 64";

$N\ 88^{\circ}00'56''\ W$, a distance of 130.85 feet to a found 2" aluminum disk marked "SARA 63";

$N\ 87^{\circ}02'28''\ W$, a distance of 85.97 feet to a found 2" aluminum disk marked "SARA 62";

$S\ 61^{\circ}39'37''\ W$, a distance of 170.41 feet to a found 2" aluminum disk marked "SARA 61";

$S\ 86^{\circ}08'32''\ W$, a distance of 180.34 feet to a found 2" aluminum disk marked "SARA 60";

$N\ 45^{\circ}34'44''\ W$, a distance of 136.89 feet to a found 2" aluminum disk marked "SARA 59";

N 23°40'07" W, a distance of 5.60 feet to a found iron rod with cap marked "RPLS-4020" at the northwest corner of said 139.250 acre lease tract, the northeast corner of said 111.215 acre tract, the northeast corner of said 84.330 acre San Antonio River Authority Easement, the southeast corner of a 34.193 acre tract of land conveyed to the City of San Antonio in deed recorded in Volume 8297, Pages 589-613 of the Official Public Records of Real Property of Bexar County, Texas, the southwest corner of Block 1, New City Block 19219 of Big Springs, Unit-2B, (PUD) Subdivision as recorded in Volume 9544, Pages 210-212 of the Deed and Plat Records of Bexar County, Texas;

THENCE: Along the common line between said 139.250 acre lease tract and said Big Springs, Unit-2B, (PUD) Subdivision, the following courses and distances:

N 82°12'58" E, a distance of 809.30 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson";

N 52°50'19" E, a distance of 430.53 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson" at the southwest corner of Big Springs, Unit 3A (PUD) Subdivision as recorded in Volume 9549, Pages 178-180 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 72°11'51" E, along the common line between said 139.250 acre lease tract and said Big Springs, Unit 3A (PUD), a distance of 1783.34 feet to the POINT OF BEGINNING, and containing 22.528 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
DOC. ID. N:\Survey16\16-9100\9110-16\Word\9110-16 FN TRACT 1 22.528 AC.docx

