

**FIELD NOTES FOR A 521.58 ACRE TRACT OF LAND**

A **521.58 acre** tract of land, located in the Addison Francisco Farias Survey No. 15, Abstract 2, County Block 4010, Bexar County, Texas and being the remaining portion of a called 17.731 acre tract of land and the remaining portion of a called 34.500 acre tract of land, both as described in Volume 7686, Page 87 of the Official Public Records of Bexar County, Texas, the remaining portion of a called 124.595 acre tract of land as described in Volume 4787, Page 102 of the Official Public Records of Bexar County, Texas, all of a called 124.42 acre tract of land as described in Volume 8680, Page 2065 of the Official Public Records of Bexar County, Texas, all of a called 216.87 acre tract of land as described in Document No. 20010118508 of the Official Public Records of Bexar County, Texas, and all of a called 2.000 acre tract of land as described in Document No. 20120117466 of the Official Public Records of Bexar County, Texas. Said **521.58 acre** tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a set ½” iron rod with a red plastic cap stamped “Matkin Hoover Eng. & Survey” in the easterly right-of-way line of Interstate Highway 37, a variable width public right-of-way, as shown on the Texas Department of Transportation (TxDOT) Right-of-Way (ROW) Map, CSJ No. 2255-01-027 and Account No. 9015-12-9, at the most southerly corner of a called 17.731 acre tract of land as described in Volume 2383, Page 1165 of the Official Public Records of Bexar County, Texas, for the northwest corner of said 17.731 acre tract (7686/87) and the tract described herein, from which a found TxDOT ROW Monument, Type II, in the easterly right-of-way line of Interstate Highway 37 bears, N 16° 44’ 34” E, a distance of 3070.82 feet;

**THENCE:** N 52° 50’ 40” E, departing said right-of-way line and with the common line between said 17.731 acre tracts, a distance of **5981.50 feet** to a found ½” iron rod in the current westerly right-of-way line of Lamm Road, a variable width public right-of-way, at the southeast corner of a called 0.095 acre tract of land as conveyed to Bexar County and described in Volume 5420, Page 1465 of the Official Public Records of Bexar County, Texas, at the southwest corner of a called 0.122 acre tract of land as conveyed to Bexar County and described in Volume 5420, Page 1474 of the Official Public Records of Bexar County, Texas and for the most northerly corner of the tract described herein;

**THENCE:** With the current southwest right-of-way line of Lamm Road, the southwest lines of said 0.122 acre tract, the southwest line of a called 0.282 acre tract of land as conveyed to Bexar County and described in Volume 5394, Page 1510 of the Official Public Records of Bexar County, Texas, the southwest line of a called 0.164 acre tract of land as conveyed to Bexar County and described in Volume 5636, Page 1966 of the Official Public Records of Bexar County, Texas, the southwest line of a called 0.131 acre tract of land as conveyed to Bexar County and described in Volume 5636, Page 2021 of the Official Public Records of Bexar County, Texas, the northeast line of said 124.42 acre tract and the northeast line of said 216.87 acre tract, the following five (5) courses:

1. **S 54° 00’ 10” E**, a distance of **71.54 feet** to a found ½” iron rod for a point of curvature,
2. With a curve to the right having a radius of **919.93 feet**, an arc length of **279.76 feet**, a delta angle of **017° 25’ 26”** and a chord bears, **S 45° 17’ 27” E**, a distance of **278.68 feet** to a found ½” iron rod for a point of tangency,
3. **S 36° 34’ 44” E**, a distance of **1028.14 feet** to a set ½” iron rod with a red plastic cap stamped “Matkin Hoover Eng. & Survey” for a point of curvature,
4. With a curve to the left having a radius of **1613.58 feet**, an arc length of **294.48 feet**, a delta angle of **010° 27’ 24”** and a chord bears, **S 41° 49’ 58” E**, a distance of **294.07 feet** to a set ½” iron rod with a red plastic cap stamped “Matkin Hoover Eng. & Survey” for a point of tangency, and
5. **S 47° 04’ 41” E**, a distance of **826.46 feet** to a found ½” iron rod at the most southerly corner of said 0.131 acre tract, for the most northerly corner of a called 6.82 acre tract of land as described in Document No. 20190071310 of the Official Public Records of Bexar County, Texas, for the most easterly corner of said 216.87 acre tract and the tract described herein, from which a found ½” iron rod in the southwest right-of-way line of Lamm Road and for the most easterly corner of said 6.282 acre tract bears, S 47° 04’ 41” E, a distance of 265.00 feet;

**THENCE:** Departing the southwest right-of-way line of Lamm Road and with the common line between said 6.282 acre tract and said 216.87 acre tract, the following two (2) courses:

1. **S 52° 16' 29" W**, a distance of **1120.26 feet** to a found ½" iron rod with a red plastic cap stamped "RPLS 4540" for a corner, and
2. **S 38° 58' 04" E**, a distance of **260.30 feet** to a found ½" iron rod at the south corner of said 6.282 acre tract, for a westerly corner of a called 73.683 acre tract of land as described in Document No. 20140032913 of the Official Public Records of Bexar County, Texas, and for an angle of the tract described herein;

**THENCE:** With the common line between said 73.683 acre tract and said 216.87 acre tract, the following five (5) courses:

1. **S 37° 13' 38" E**, a distance of **312.08 feet** to a found ½" iron rod for corner,
2. **S 52° 22' 35" W**, a distance of **1117.83 feet** to a found 10" wood fence post for corner,
3. **N 38° 15' 19" W**, a distance of **320.66 feet** to a found 12" wood fence post for corner,
4. **S 52° 09' 22" W**, a distance of **1161.89 feet** to a found ½" iron rod for angle, and
5. **S 52° 25' 03" W**, a distance of **2171.84 feet** to a found ½" iron rod for the northeast corner of said 2.000 acre tract, the most westerly corner of said 73.683 acre tract and for an interior corner of the tract described herein;

**THENCE:** **S 37° 22' 47" E**, with the common line between said 2.000 acre tract and said 73.683 acre tract, a distance of **665.31 feet** to a found ½" iron rod for the northwest corner of Lot 36 of the Majestic Oaks Subdivision of record in Volume 9537, Pages 39-41 of the Deed and Plat Records of Bexar County, Texas, for the southwest corner of said 73.683 acre tract, an angle of said 2.000 acre tract and the tract described herein;

**THENCE:** **S 37° 13' 43" E**, with the common line between said 2.000 acre tract and said Lot 36, a distance of **279.59 feet** to a found ¼" iron rod in the northwest right-of-way line of Priest Road, for the southwest corner of said Lot 36, for the southeast corner of said 2.000 acre tract and the most southerly southeast corner of the tract described herein;

**THENCE:** **S 53° 11' 38" W**, with the northwest right-of-way line of Priest Road and the southeast line of said 2.000 acre tract, a distance of **92.14 feet** to a found ½" iron rod with a blue aluminum cap stamped "Brown" for the southeast corner of Lot 37, CB 4010 of the Pop Subdivision of record in Volume 9706, Page 23 of the Deed and Plat Records of Bexar County, Texas, for the southwest corner of said 2.000 acre tract and for an easterly exterior corner of the tract described herein;

**THENCE:** **N 37° 30' 53" W**, departing the northwest right-of-way line of Priest Road, and with the common line between said Lot 37 and said 2.000 acre tract, a distance of **276.58 feet** to a found ½" iron rod with a blue aluminum cap stamped "Brown" for the northeast corner of said Lot 37, an easterly corner of a called 31.94 acre tract of land as described in Document No. 20200095867 of the Official Public Records of Bexar County, Texas, for an angle of said 2.000 acre tract and the tract described herein;

**THENCE:** **N 37° 11' 21" W**, with the common line between said 31.94 acre tract and said 2.000 acre tract, a distance of **666.84 feet** to a found ½" iron rod with a blue aluminum cap stamped "Brown" for the northwest corner of said 2.000 acre tract, in the southerly line of said 216.87 acre tract, for the northeast corner of said 31.94 acre tract and for an interior corner of the tract described herein;

**THENCE:** **S 52° 17' 40" W**, near but not coincident with the northwest line of said 31.94 acre tract, with the southerly line of said 216.87 acre tract and the northwest line of a called 31.056 acre tract, a distance of **2986.03 feet** to a found ½" iron rod for the northwest corner of said 31.056 acre tract, for the north corner of a called 9.676 acre tract, for an angle of said 216.87 acre tract and the tract described herein;

**THENCE:** **S 53° 02' 21" W**, with the southerly line of said 216.87 acre tract, the northwest line of said 9.676 acre tract and the northwest line of a called 4.26 acre tract of land as described in Document No. 20190111627 of the Official Public Records of Bexar County, Texas, a distance of **455.35 feet** to a found ½" iron rod for the northwest corner of said 4.26 acre tract, the northeast corner of a called 19.5 acre tract as described in Volume 2870, Page 1526 of the Real Property Records of Bexar County, Texas, for an angle of said 216.87 acre tract and the tract described herein;

**THENCE:** S 52° 16' 25" W, with the southerly line of said 216.87 acre tract, the northwest line of said 19.5 acre tract and the northwest line of a called 20 acre tract of land as described in Volume 2187, Page 424 of the Real Property Records of Bexar County, Texas, a distance of **1247.43 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" in the easterly right-of-way line of Interstate Highway 37, at the northwest corner of said 20 acre tract, the southwest corner of said 216.87 acre tract and the tract described herein, from which a found TxDOT ROW Monument, Type I, for an angle in the easterly right-of-way line of Interstate Highway 37 and the westerly line of said 20 acre tract bears, S 16° 28' 15" W, a distance of 377.63 feet;

**THENCE:** With the easterly right-of-way line of Interstate Highway 37, and the westerly lines of said 216.87 acre tract, said 124.42 acre tract, said 124.595 acre tract, said 34.500 acre tract and said 17.731 acre tract, the following three (3) courses:

1. N 16° 28' 15" E, a distance of **244.40 feet** to a found TxDOT ROW Monument, Type I, for corner,
2. N 18° 56' 40" E, a distance of **4345.78 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for corner, and
3. N 16° 44' 43" E, a distance of **430.05 feet** to the **POINT OF BEGINNING** and containing **521.58 acres** of land, partially situated in the City of San Antonio, and wholly situated in Bexar County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document. Field work performed the week of November 16, 2020.



Job # 20-4147 521.58 Acres

Date: November 19, 2020