



FIELD NOTES  
OF  
TRACT 3 (37.663 ACRES)

A 37.663 acre, or 1,640,617 square feet more or less, tract of land being a portion of a 150.256 acre tract of land conveyed to Dague Ranch Limited Partnership in deed recorded in Volume 14766, pages 1440-1450 of the Official Public Records of Real Property of Bexar County, Texas, out 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, situated in the A. Houston Survey No. 94, Abstract 356, County Block 4938, now in New City Block 19221 of the City of San Antonio in Bexar County, Texas. Said 37.663 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" on the west 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, at the northeast corner of said 150.256 acre tract, the southeast corner of a 36.835 acre tract of land described in deed recorded in Volume 14766, Pages 1440-1450 of the Official Public Records of Real Property in Bexar County, Texas;

THENCE: Along the common line between said 150.256 acre tract and said 111.215 acre tract, also being the west line of said Tract 2, the following courses and distances:

S 07°49'23" E, a distance of 89.65 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" being the northeast corner of the herein described tract and the POINT OF BEGINNING;

S 07°49'23" E, a distance of 327.84 feet to a found 2" aluminum disk marked "SARA 5";

S 51°53'52" W, a distance of 122.89 feet to a found 2" aluminum disk marked "SARA 4";

S 14°05'59" W, a distance of 705.81 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson";

S 29°23'44" E, a distance of 805.51 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for the southeast corner of the herein described tract, from which a found ½" iron rod with yellow cap marked "Pape-Dawson" at a common angle for said 150.256 acre tract and said 111.215 acre tract bears S 29°23'44" E, a distance of 15.73 feet;

THENCE: Departing the common line between said 150.256 acre tract and said 111.215 acre tract, over and across said 150.256 acre tract, the following courses and distances:

Southwesterly along a non-tangent curve to the left, said curve having a radial bearing of S 02°24'50" E, a radius of 1569.00 feet, a central angle of 05°52'59", a chord bearing and distance of S 84°38'40" W, 161.03 feet, for an arc length of 161.10 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 81°42'11" W, a distance of 477.42 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 08°17'42" W, a distance of 135.96 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 74°58'15" W, a distance of 303.37 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 51°49'31" W, a distance of 167.84 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 36°47'21" W, a distance of 55.48 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 07°41'13" W, a distance of 8.14 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

Northwester along a tangent curve to the left, said curve having a radius of 1689.36 feet, a central angle of 10°18'38", a chord bearing and distance of N 12°50'32" W, 303.60 feet, for an arc length of 304.01 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 64°22'57" W, a distance of 107.84 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

Northwesterly along a non-tangent curve to the left, said curve having a radial bearing of S 69°21'33" W, a radius of 1613.00 feet, a central angle of 17°20'05", a chord bearing and distance of N 29°18'30" W, 486.15 feet, for an arc length of 488.01 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 50°50'08" E, a distance of 228.70 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

Northeasterly along a tangent curve to the left, said curve having a radius of 335.00 feet, a central angle of 60°19'15", a chord bearing and distance of N 20°40'30" E, 336.62 feet, for an arc length of 352.69 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

37.663 Acres  
Job No. 9110-16

N 75°15'16" E, a distance of 1082.46 feet to the POINT OF BEGINNING, and containing 37.663 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  
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