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2.16 ACRE TRACT
17MS029 PLAT.DWG

FN NO. 17MS029
AUGUST 2, 2018

FIELDNOTE DESCRIPTION

BEING A 2.16 ACRE TRACT SITUATED IN THE MARIA F. RODRIQUEZ SURVEY NO. 4, ABSTRACT NO. 16, NEW CITY BLOCK 15247, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 2.783 ACRES (TRACT 2) CONVEYED TO EMAJO GROUP LLC BY DEED OF RECORD IN VOLUME 17615, PAGE 458 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SAID 2.16 ACRE TRACT ALSO BEING PROPOSED LOT 1, BLOCK 1, FIVE PALMS SUBDIVISION, A SUBDIVISION NOT YET OF RECORD, SAID 2.16 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A SET $\frac{1}{2}$ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING" IN THE SOUTHERLY RIGHT-OF-WAY LINE OF RAY ELLISON DRIVE (100' R.O.W.), BEING THE NORTHEASTERLY CORNER OF THAT DRAINAGE R.O.W. AS SHOWN ON LACKLAND CITY SUBDIVISION UNIT 80, A SUBDIVISION OF RECORD IN VOLUME 5870, PAGE 222 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAME BEING THE NORTHWESTERLY CORNER OF SAID 2.783 ACRE TRACT AND HEREOF;

THENCE, S $80^{\circ} 37' 57''$ E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF RAY ELLISON DRIVE, A DISTANCE OF 238.35 FEET TO A SET $\frac{1}{2}$ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING" AT THE NORTHWESTERLY CURVE RETURN AT THE INTERSECTION OF RAY ELLISON DRIVE WITH THE WESTERLY RIGHT-OF-WAY LINE OF FIVE PALMS DRIVE (60' R.O.W.), FOR THE NORTHEASTERLY CORNER HEREOF;

THENCE, ALONG SAID CURVE RETURN, BEING SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF $90^{\circ} 13' 14''$, AN ARC LENGTH OF 39.37 FEET AND A CHORD BEARING S $35^{\circ} 31' 20''$ E, A DISTANCE OF 35.42 FEET TO A SET $\frac{1}{2}$ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING" IN THE WESTERLY RIGHT-OF-WAY LINE OF FIVE PALMS DRIVE;

THENCE, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF FIVE PALMS DRIVE, THE FOLLOWING COURSES:

S $09^{\circ} 21' 34''$ W, A DISTANCE OF 24.84 FEET TO A FOUND $\frac{1}{2}$ INCH IRON ROD AT A POINT OF CURVATURE;

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SOUTHEASTERLY, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 36° 31' 05", AN ARC LENGTH OF 274.07 FEET AND A CHORD BEARING S 08° 51' 56" E, A DISTANCE OF 269.45 FEET TO A FOUND ½ INCH IRON ROD;

SOUTHEASTERLY, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 03° 48' 26", AN ARC LENGTH OF 24.58 FEET AND A CHORD BEARING S 25° 15' 55" E, A DISTANCE OF 24.58 FEET TO A SET ½ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING" FOR THE SOUTHEASTERLY CORNER HEREOF;

THENCE, N 80° 32' 14" W, LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF FIVE PALMS DRIVE, INTO AND ACROSS SAID 2.783 ACRE TRACT, A DISTANCE OF 361.29 FEET TO A SET ½ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING" IN THE COMMON BOUNDARY LINE OF SAID DRAINAGE R.O.W., LACKLAND CITY SUBDIVISION UNIT 80 AND SAID 2.783 ACRE TRACT, FOR THE SOUTHWESTERLY CORNER HEREOF;

THENCE, N 09° 18' 58" E, ALONG A PORTION OF THE AFOREMENTIONED COMMON BOUNDARY LINE, A DISTANCE OF 325.48 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 2.16 ACRES OF LAND, MORE OR LESS.

I, MELISSA T. HINTON, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

A SURVEY EXHIBIT WAS PREPARED ON THIS SAME DATE. BASIS OF BEARING IS NAD 83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.

SHERWOOD SURVEYING & SUE, LLC
P.O. BOX 992
SPRING BRANCH, TEXAS 78070
TBPLS FIRM #10044200

Melissa T. Hinton 8/2/18
MELISSA T. HINTON DATE
R.P.L.S. #6521 STATE OF TEXAS



