



FIELD NOTES  
OF  
TRACT 10 (3.472 ACRES)

A 3.472 acre, or 151,257 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 1410-1417 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 3.472 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:

**BEGINNING:** At a found ½" iron rod with yellow cap marked "Pape-Dawson" at an angle on the west line of a 111.215 acre tract of land described in deed recorded in Volume 14997, Pages 1174-1179 of the Official Public Records of Real Property of Bexar County, Texas, and being the northeast corner of said 150.256 acre tract and 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 of Bexar County, Texas;

**THENCE:** S 07°49'23" E, along the common line between said 111.215 acre tract and said 150.256 acre tract, a distance of 89.65 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

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

S 75°15'16" W, a distance of 1082.46 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

Southwesterly along a non-tangent curve to the right, said curve having a radial bearing of S 80°30'52" W, a radius of 335.00 feet, a central angle of 60°19'15", a chord bearing and distance of S 20°40'30" W, 336.62 feet, for an arc length of 352.69 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 50°50'08" W, a distance of 298.72 feet to a 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 52°04'41" W, a radius of 1543.00 feet, a central angle of 02°35'58", a chord bearing and distance of N 39°13'18" W, 70.00 feet, for an arc length of 70.01 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

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N 50°50'08" E, departing said curve, a distance of 298.78 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 265.00 feet, a central angle of 45°35'46", a chord bearing and distance of N 28°02'15" E, 205.37 feet, for an arc length of 210.89 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 32°55'28" W, a distance of 156.68 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson" at a common angle point on the north line of said 150.256 acre tract and the south line of said 36.835 acre tract;

THENCE: N 75°15'16" E, along the common line between said 150.256 acre tract and said 36.835 acre tract, a distance of 1226.69 feet to the POINT OF BEGINNING, and containing 3.472 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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