

Parcel: 19759
Project: Bulverde Road Phase I
(Butterleigh to
Quiet Meadow)
Owner: David Pape, Et. Al.

FIELD NOTES DESCRIPTION

Being a 0.393-acre (17,140 Square Feet) tract of land out of a 203.7-acre tract described by deed recorded in Volume 15347, Page 371 of the Official Records of Bexar County, Texas, out of the Jacob Gall Survey #395, and out of the north part of old Louis Kneipp League, N.C.B. 17365 in the City of San Antonio, Bexar County, Texas. Said 0.393-acre tract being more particularly described as follows, with bearings based on the North American Datum of 1983 (CORS 1996) from the Texas State Plane Coordinate System, Texas South Central Zone (4204):

BEGINNING at a ½" iron rod set on the east Right-of-Way line of Bulverde Road, near the intersection of Jung Road, said point being the southwest corner of said 203.7-acre tract and the southwest corner of this herein described tract, said iron rod having state plane coordinate values of, X=2,152,768.45, Y=13,758,635.16.

Thence Along the east Right-of-Way line of Bulverde Road, the following courses and distances:

N 22° 05' 11" W, a distance of 32.41 feet to a point;

N 20° 56' 30" W, a distance of 552.42 feet to a point;

N 21° 22' 23" W, a distance of 160.29 feet to a point;

N 20° 37' 32" W, a distance of 242.80 feet to a point;

N 21° 24' 50" W, a distance of 114.29 feet to a point, for the northeast corner of this herein described tract;

Thence Over and across said 203.7-acre tract the following courses and distances:

S 27° 21' 20" E, a distance of 84.28 feet to a point of curvature of a tangent curve to the right;

Along said curve to the right having a radius of 1,640.00 feet, an arc length of 193.32 feet, a delta angle of 06° 45' 14", a chord bearing of N 23° 58' 43" W and a chord length of 193.21 feet to a point on a tangent line;

S 20° 36' 06" E, a distance of 755.88 feet to a point;

S 20° 51' 06" E, a distance of 69.65 feet to a point on the south line of said 203.7-acre tract, for the southeast corner of this herein described tract;

S 69° 06' 25" W, along south line of said 203.7-acre tract, a distance of 13.60 feet to the **POINT OF BEGINNING** and containing 0.393 acres (17,140 Square Feet) of land, more or less.



Donald L. White

Donald L. White, R.P.L.S. #3635
Fernandez Frazer White, Inc
December 18, 2018
Job No. 3487
FFW TBPLS No 10048900