

22018025



**FIELD NOTE  
FOR  
A 14.9 ACRE TRACT**

A 14.9 acre tract of land situated in Bexar County, Texas, out of the Manuel Martines Y Musquiz Survey No. 80 Abstract 467, County Block 4450, New City Block (NCB) 18297, a portion of a 20.98 acre tract of land as conveyed to AZTX Properties, Ltd., of record in Volume 15247 Page 196 of the Official Public Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a found Texas Department of Transportation Monument Type II at the intersection of the northeast right-of-way line of Culebra Road, a variable width right-of-way, with the southeast right of way line of Kallison Lane, a 20 foot wide right-of-way of record in Volume 407 Page 567 of the Real Property Records of Bexar County, Texas, for the southwest corner of the 20.98 acre tract and the tract described herein, from which a found ½" iron rod for the southeast corner of a remaining portion of a 318.3 acre tract of land as conveyed to Continental Homes of Texas, LP., of record in Volume 9617 Page 218, of the Deed and Plat Records of Bexar County, Texas, bears N 66° 51' 37" W, a distance of 20.11 feet;

**THENCE: N 24° 06' 27" E**, along and with the southeast right-of-way line of Kallison Lane and the northwest line of the 20.98 acre tract, a distance of **411.40 feet** to a point in the approximate San Antonio City Limit line, for the northwest corner of the tract described herein;

**THENCE: S 66° 16' 29" E**, into and across the 20.98 acre tract of land and along and with the approximate San Antonio City Limit line, a distance of **1,585.94 feet** to a point in the northwest right-of-way line of Galm Road, an 86 foot right-of-way and the southeast line of the 20.98 acre tract, for the northeast corner of the tract described herein, from which a found MAG Nail with a washer stamped "M.W. CUDE" in the northwest right-of-way line of Galm Road and for the southeast corner of the Remuda Ranch South Unit 4, a subdivision plat of record in Volume 9699, Pages 170-171, of the Deed and Plat Records of Bexar County Texas, and the northeast corner of the 20.98 acre tract bears N 24° 12' 27" E, a distance of 160.90 feet;

**THENCE: S 24° 14' 36" W**, along and with the southeast line of the 20.98 acre tract and the northwest right-of-way line of Galm Road, a distance of **378.17 feet**, to a found ½" iron rod for a cutback at the intersection of Galm Road with Culebra Road and a southeast corner of the 20.98 acre tract and the tract described herein;

**THENCE: S 69° 11' 10" W**, along and with the cutback right-of-way line of Galm Road with Culebra Road and the southeast line of the 20.98 acre tract, a distance of **46.38 feet** to a found ½" iron rod for a southeast corner of the 20.98 acre tract and the tract described herein;

**THENCE: N 66° 18' 02" W**, along and with the northeast right-of-way line of Culebra Road and the southwest line of the 20.98 acre tract, a distance of **1,552.21 feet** to the **POINT OF BEGINNING** and containing **14.9 acres** or 651,139 square feet more or less, in the City of San Antonio, Bexar County, Texas.

"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Job No.: 17-125  
Prepared by: KFW Surveying  
Date: October 27, 2017  
File: S:\Draw 2017\17-125 NWC Culebra Road and Galm Road\ FN 5.9 ACRES - Zoning

