



FIELD NOTES
OF
TRACT 8 (2.585 ACRES)

A 2.585 acre, or 112,623 square feet more or less, tract of land being a portion of a 36.835 acre tract of land conveyed to CSS7 Ranches Limited Partnership in deed recorded in Volume 14766, Pages 1440-1450 of the Official Public Records of Real Property of Bexar County, 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 2.585 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 mag nail with washer marked "Pape-Dawson" on the north line of said 150.256 acre tract, at the south 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 Real Property of Bexar County, Texas;

THENCE: Along the common line between said 150.256 acre tract and said 36.835 acre tract, the following courses and distances:

N 45°44'27" E, a distance of 42.84 feet to a common angle point of said 150.256 acre tract and said 36.835 acre tract;

N 36°14'45" E, with said line, a distance of 0.16 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

THENCE: Departing said common line, over and across said 36.835 acre tract, the following courses and distances:

Northwesterly along a non-tangent curve to the left, said curve having a radial bearing of S 45°40'19" W, a radius of 1543.00 feet, a central angle of 05°02'53", a chord bearing and distance of N 46°51'07" W, 135.90 feet, for an arc length of 135.95 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 49°22'34" W, a distance of 276.32 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", and being the POINT OF BEGINNING of the herein described tract;

N 49°22'34" W, a distance of 512.09 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson";

2.585 Acres
Job No. 9110-16

Northwesterly along a tangent curve to the right, said curve having a radius of 647.00 feet, a central angle of $07^{\circ}48'39''$, a chord bearing and distance of $N 45^{\circ}28'14'' W$, 88.13 feet, for an arc length of 88.20 feet to a set $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" on the northeast right of way line of Hardy Oak Boulevard, an 86-foot right-of-way, as shown on the Knights Cross Elementary School Subdivision recorded in Volume 9624, Page 94 of the Deed and Plat Records of Bexar County, Texas;

$S 82^{\circ}22'02'' E$, a distance of 532.15 feet to a set $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson";

$S 49^{\circ}22'34'' E$, a distance of 153.68 feet to a set $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson";

$S 40^{\circ}37'26'' W$, a distance of 295.76 feet to the POINT OF BEGINNING, and containing 2.585 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
DOC. ID. N:\Survey16\16-9100\9110-16\Word\9110-16 FN TRACT 8 2.585 AC.docx

