



FIELD NOTES

OF

TRACT 5 (11.839 ACRES)

An 11.839 acre, or 515,704 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, 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 11.839 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 on the south line of Lot 2, Block 30 of Mission Hills Subdivision recorded in Volume 9603, Pages 156-157 of the Deed and Plat Records of Bexar County, Texas, at the northeast corner of said 36.835 acre tract, the northwest corner 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;

**THENCE:** S 07°49'19" E, along and with the common line between said 36.835 acre tract and said 111.215 acre tract, a distance of 100.00 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:

S 82°10'43" W, a distance of 69.79 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 82°11'11" W, a distance of 879.31 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 03°23'18" E, a distance of 206.94 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 39°29'54" E, a distance of 151.92 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 40°37'26" W, a distance of 314.50 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 49°22'34" W, a distance of 191.68 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 82°22'02" W, a distance of 532.15 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" on the east right-of-way line of Hardy Oak Boulevard, an 86-foot right-of-way, established in the Knights Cross Elementary School Subdivision as recorded in Volume 9624, Page 94 of the Deed and Plat Records of Bexar County, Texas;

Northwesterly along the east right-of-way line of said Hardy Oak Boulevard and along a non-tangent curve to the right, said curve having a radial bearing of N 48°26'05" E, a radius of 647.00 feet, a central angle of 33°45'20", a chord bearing and distance of N 24°41'15" W, 375.69 feet, for an arc length of 381.18 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", the northwest corner of the herein described tract, the northeast corner of said Knights Cross Elementary School Subdivision and being the northeast corner of the Hardy Oak Boulevard right-of-way established in said Knights Cross Elementary School Subdivision, the southwest corner of a 6.448 acre tract of land described in deed recorded in Volume 11244, Pages 949-961 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: N 82°12'50" E, along the common line between said 36.835 acre tract and said 6.448 acre tract, a distance of 853.83 feet to a found ½" iron rod at the southeast corner of said 6.448 acre tract, the southwest corner of Block 17, New City Block 19219 of Sundance Subdivision, Unit 2 recorded in Volume 9545, Page 92 of the Deed and Plat Records of Bexar County, Texas;

THENCE: N 82°11'11" E, along the common line between said 36.835 acre tract and said Block 17, a distance of 946.11 feet to a found ½" iron rod at the southeast corner of a 6.558 acre tract of land described in deed recorded in Volume 9798, Pages 970-975 of the Official Public Records of Real Property of Bexar County, Texas, the southwest corner of the aforementioned Lot 2;

THENCE: N 82°10'43" E, along the common line between said Lot 2 and said 36.835 acre tract, a distance of 69.77 feet to the POINT OF BEGINNING, and containing 11.839 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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