



FIELD NOTES
OF
TRACT 4 (2.164 ACRES)

A 2.164 acre, or 94,268 square feet more or less, tract of land being a portion of a 111.215 acre tract of land conveyed to CSS7 Ranches Limited Partnership in deed recorded in Volume 14997, Pages 1174-1179 of the Official Public Records of Real Property of Bexar County, Texas and a portion of 79.032 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, both 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 2.164 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 ½" iron rod on the south line of said 79.032 acre tract, the northeast corner of Block 29, New City Block 19221 of Classen Crest Subdivision, Unit 5 recorded in Volume 9572, Pages 163-167 of the Deed and Plat Records of Bexar County, Texas, the northwest corner of a 101.851 acre tract of land described as "Tract A" in deed recorded in Volume 16181, Pages 2461-2464 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: N 78°06'07" E, along the common line between said 79.032 acre tract and said 101.851 acre tract, a distance of 320.34 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for the POINT OF BEGINNING of the herein described tract;

THENCE: Departing the south line of said 79.032 acre tract, over and across said 79.032 acre tract, the following courses and distances:

Northwesterly along a non-tangent curve to the left, said curve having a radial bearing of S 23°35'05" W, a radius of 1445.00 feet, a central angle of 25°44'09", a chord bearing and distance of N 79°16'59" W, 643.61 feet, for an arc length of 649.06 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at the southwest corner of the herein described tract;

N 02°09'01" W, a distance of 55.00 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson" on the north line of said 79.032 acre tract, at the southwest corner of said 111.215 acre tract, the southeast corner of a 124.244 acre tract of land conveyed to Dague Ranch Limited Partnership in deed recorded in Volume 14766, Pages 1440-1450 in the Official Public Records of Real Property of Bexar County, Texas;

THENCE: Departing the north line of said 79.032 acre tract, along the common line between said 111.215 acre tract and said 124.244 acre tract, the following courses and distances:

N 02°09'01" W, a distance of 55.00 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson";

N 29°23'44" W, a distance of 15.73 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at the northwest corner of the herein described tract;

THENCE: Departing said common line, over and across said 111.215 acre tract, and southeasterly along a non-tangent curve to the right, said curve having a radial bearing of S 02°24'50" E, a radius of 1569.00 feet, a central angle of 31°55'52", a chord bearing and distance of S 76°26'54" E, 863.14 feet, for an arc length of 874.41 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" on the south line of said 111.215 acre tract, the north line of said 101.851 acre tract, at the east corner of the herein described tract;

THENCE: S 78°06'07" W, along the common line between said 111.215 acre tract and said 101.851 acre tract, a distance of 199.15 feet to the POINT OF BEGINNING, and containing 2.164 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:\Survey\16\16-9100\9110-16\Word\9110-16 FN TRACT 4 2.164 AC.docx

