



FIELD NOTES  
OF  
TRACT 6 (2.818 ACRES)

A 2.818 acre, or 122,746 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 2.818 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 a north line of a 150.256 acre tract of land described in deed recorded in Volume 14766, Pages 1410-1417 of the Official Public Records of Real Property of Bexar County, Texas, at the south corner of said 36.835 acre tract;

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 36.835 acre tract and said 150.256 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" for the south corner of the herein described tract and the POINT OF BEGINNING;

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

N 10°42'15" W, a distance of 389.49 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 40°37'26" E, a distance of 360.97 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 32°55'28" E, a distance of 275.04 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson" at a common angle of said 150.256 acre tract and said 36.835 acre tract;

2.818 Acres  
Job No. 9110-16

THENCE: S 36°14'45" W, along said common line, a distance of 527.99 feet to the POINT OF BEGINNING, and containing 2.818 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 6 2.818 AC.docx

