

**FIELD NOTES
FOR
A 19.431 OF AN ACRE TRACT**

A **19.431** acre or 846,404 square feet more or less, tract of land, out of that 73.839 acre tract conveyed to CIP Land Partners, LP., by Special Warranty Deed with Vendors Lien recorded in Volume 14983, Page 650 of the Official Public Records of Bexar County, Texas, out of the J. Garraty Survey No. 19, Abstract 258, the Julian Diaz Survey No. 133 ½, Abstract 190, C.B. 5097, and the J. Chappell Survey No. 322. Abstract 884, C.B. 5094. And all of the said 19.431 acre tract is situated in N.C.B. 10597, of the City of San Antonio, Bexar County Texas, and being more particularly described by metes and bounds as follows:

BEGINNING: At a found ½" iron rod with plastic cap stamped "VICKERY" in the south line of Kirby Terrace Unit 3, Phase 2, Drain right-of-way recorded in Volume 6200, Pages 239-240 of the Deed and Plat Records of Bexar County, Texas, being the northwest corner of Lot 1, Block 2, N.C.B. 17977, of the Southwest Masonry Subdivision recorded in Volume 9558, Page 160 of the Deed and Plat Records of Bexar County, Texas, for the most northerly northeast corner of the 73.839 acre tract and the tract described herein;

THENCE: S 00°38'55" E, Leaving the south right-a-way Drain line of Kirby Terrace, along and with the east line of Lot 1, the west line of the 73.839 acre tract and the tract described herein, a distance of **390.15 feet** to a found PK Nail for the southwest corner of Lot 1, an interior corner of the 73.839 acre tract, and an angle point of the tract described herein;

THENCE: S 00°45'03" E, leaving the south line of Lot 1, the north line of the 73.839 acre tract, into and across the 73.839 acre tract, a distance of **124.65 feet** to a found ½" iron rod with plastic cap stamped "VICKERY" for the northeast corner of a called 35.107 acre tract conveyed to New Texas Auto Auction Services, LP., recorded in Volume 13833, Page 199 of the Official Public Records of Bexar County, Texas, an interior corner of the 73.839 acre tract, and the southeast corner of the tract described herein;

THENCE: S 89°23'34" W, along and with the north line of the 35.107 acre tract, the south line of the 73.839 acre tract and the tract described herein, a distance of **1127.40 feet** to a set ½" iron rod with blue plastic cap stamped "KFW SURVEYING", being a point in the north line of the 35.107 acre tract, the south line of the 73.839 acre tract, for the southwest corner of the tract described herein;

THENCE: N 00°36'26" W, leaving the north line of the 35.107 acre tract, the south line of the 73.839 acre tract and into and across the 73.839 acre tract, a distance of **910.02 feet** to a set ½" iron rod with blue plastic cap stamped "KFW SURVEYING" in the south right-a-way Drain line of Kirby Terrace, the north line of the 73.839 acre tract, for the northwest corner of the tract described herein;

THENCE: along and with the south right-a-way Drain line of Kirby Terrace, the north line of the 73.839 acre tract and the tract described herein the following five (5) courses:

1. **S 89°34'30" E**, a distance of **104.50 feet** to a set ½" iron rod with blue plastic cap stamped "KFW SURVEYING" for the beginning of a curve to the right, from which a found ½" iron rod with plastic cap stamped "VICKERY" bears N 18°19'46" E, at a distance of 1.62 feet,
2. With the curve to the right having an arc of **416.20 feet**, a radius of **899.88 feet**, a delta of 26°29'59" and a chord bears **S 76°19'31" E**, a distance of **412.50 feet** to a set ½" iron rod with blue plastic cap stamped "KFW SURVEYING" for the end of curve, from which a found bent ½" iron rod with plastic cap stamped "VICKERY" bears N 41°51'51" E, at a distance of 0.53 feet,
3. **S 63°04'31" E**, a distance of **616.05 feet** to a found ½" iron rod with an illegible plastic cap for an angle point,
4. **S 75°56'07" E**, a distance of **37.55 feet** to a found ½" iron rod with plastic cap stamped "VICKERY" for an angle point, and
5. **N 85°31'36" E**, a distance of **40.05 feet** to the **POINT OF BEGINNING** and containing 19.431 acres in the City of San Antonio, Bexar County, Texas. Said tract described in accordance with an exhibit prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

Job No.: 14-058
Prepared by: KFW Surveying
Date: November 20, 2017
File: S:\Draw 2014\14-058 Loop 410 Cornerstone – Tracts 2 & 3\DOCS\FN 19.431ac

