

Z2017234



**FIELD NOTE
FOR
A 50.4 ACRE TRACT**

A 50.4 acre tract of land situated in Bexar County, Texas, out of the Thomas York Survey No. 201 ½ Abstract 825, County Block 4400, a portion of a 135.127 acre tract of land as conveyed to McCombs Family Partners, Ltd. of Records in Volume 11798 Page 867 of the Official Public Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the north right-of-way line of W. Military Drive, a variable width right-of-way, and in a south line of the 135.127 acre tract, for the southwest corner of the tract described herein, from which a point for the southwest corner of the 135.127 acre tract bears S 81° 07' 38" W, a distance of 430.08 feet;

THENCE: into and across the 135.127 acre tract the following ten (10) courses:

1. N 00° 03' 39" E, a distance of 86.21 feet to a point for an interior corner of the tract described herein,
2. N 27° 42' 01" W, a distance of 257.20 feet to a point for an interior corner of the tract described herein,
3. N 36° 56' 34" W, a distance of 180.05 feet to a point for an exterior corner of the tract described herein,
4. N 06° 43' 19" W, a distance of 66.65 feet to a point for an interior corner of the tract described herein,
5. N 29° 52' 14" W, a distance of 399.78 feet to a point for an exterior corner of the tract described herein,
6. N 08° 58' 19" W, a distance of 463.17 feet to a point for an exterior corner of the tract described herein,
7. N 27° 07' 17" E, a distance of 277.54 feet to a point for an interior corner of the tract described herein,
8. N 05° 37' 49" E, a distance of 354.80 feet to a point for an exterior corner of the tract described herein,
9. N 16° 10' 43" E, a distance of 256.73 feet to a point for an interior corner of the tract described herein,
10. N 07° 26' 19" W, a distance of 181.49 feet to a point in the southeast line of a 381.761 acre tract of land as conveyed to SPH Culebra, Ltd., of record in Volume 12752 Page 1639 of the Official Public Records of Bexar County, Texas and the northwest line of the 135.127 acre tract, for the northwest corner of the tract described herein, from which a found ½" iron rod with a plastic cap stamped "PAPE DAWSON" for a westerly corner of the 135.127 acre tract bears S 43° 48' 47" W, a distance of 1,119.65 feet;

THENCE: N 43° 48' 47" E, along and with southeast line of the 381.761 acre tract, the northwest line of the 135.127 acre tract, and crossing the Approximate San Antonio City Limit Line, a distance of 1,781.79 feet to a point for the northeast corner of the tract described herein, from which a point for the southeast corner of the 381.761 acre tract, the northeast corner of the 135.127 acre tract and in the east right-of-way line of F.M. Loop 1604 bears N 43° 48' 47" E, a distance of 501.97 feet;

THENCE: into and across the 135.127 acre tract the following eleven (11) courses:

1. S 00° 23' 05" E, a distance of 499.69 feet to a point for a point of curvature of the tract described herein;
2. With a curve to the right having a radius of 75.00 feet, an arc length of 32.14 feet, a delta angle of 024° 33' 24" and a chord bears, S 11° 53' 25" W, a distance of 31.90 feet to a point of tangency of the tract described herein;
3. S 24° 10' 07" W, a distance of 37.85 feet to a point of curvature of the tract described herein;
4. With a curve to the left having a radius of 58.00 feet, an arc length of 122.46 feet, a delta angle of 120° 58' 34" and a chord bears, S 28° 13' 52" W, a distance of 100.95 feet to a point of reverse curve of the tract described herein;

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5. With a curve to the right having a radius of 16.00 feet, an arc length of 15.76 feet, a delta angle of $056^{\circ} 25' 32''$ and a chord bears, $S 04^{\circ} 02' 39'' E$, a distance of 15.13 feet to a point of tangency of the tract described herein;
6. $S 24^{\circ} 10' 07'' W$, a distance of 136.76 feet to a point for a point of curvature of the tract described herein;
7. With a curve to the left having a radius of 405.00 feet, an arc length of 363.21 feet, a delta angle of $051^{\circ} 23' 00''$ and a chord bears, $S 01^{\circ} 31' 23'' E$, a distance of 351.16 feet to a point of tangency of the tract described herein;
8. $S 27^{\circ} 12' 54'' E$, a distance of 269.49 feet to a point for a point of curvature of the tract described herein;
9. With a curve to the right having a radius of 75.00 feet, an arc length of 4.79 feet, a delta angle of $003^{\circ} 39' 42''$ and a chord bears, $S 25^{\circ} 23' 03'' E$, a distance of 4.79 feet to a point of tangency and for the east corner of the tract described herein;
10. $S 89^{\circ} 36' 43'' W$, a distance of 671.29 feet to a point for an interior corner of the tract described herein;
11. $S 00^{\circ} 23' 17'' E$, a distance of 2,204.32 feet to a point in a curve in the north right-of-way line of W. Military Drive and in a south line of the 135.127 acre tract, for a southeast corner of the tract described herein, from which a $\frac{1}{2}$ " iron rod found with a plastic cap stamped "N. STAR 4350" in the south line of the 135.127 acre tract bears $N 89^{\circ} 08' 27'' E$, a distance of 347.58 feet;

THENCE: With a curve to the left having a radius of 1243.00 feet, an arc length of 138.59 feet, a delta angle of $006^{\circ} 23' 17''$ and a chord bears, $S 83^{\circ} 26' 46'' W$, a distance of 138.51 feet to a $\frac{1}{2}$ " found iron rod with a plastic cap stamped "N. STAR 4350" for a of tangency of the tract described herein;

THENCE: $S 80^{\circ} 15' 07'' W$, along and with the north right-of-way line of W. Military Drive and a south line of the 135.127 acre tract, a distance of 157.67 feet to the **POINT OF BEGINNING** and containing 50.4 acres or 2,197,911 square feet more or less, in Bexar County, Texas.

"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

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