



**FIELD NOTES
FOR
A 9.490 ACRE TRACT**

A **9.490 acre** tract of land, out of the M. Cooper Survey, Section No. 344, Abstract No. 162, the M. Cooper Survey, Section No. 343, Abstract No. 161, the H.A. Langwell Survey, Section No. 350, Abstract No. 439, all of which are in N.C.B. 14615 and located in Bexar County, Texas, being the remainder of Tract G, of the Frank Woller Partition, of record in Volume 1363, Page 286, of the Official Public Records of Bexar County, Texas, and all of a called 9.47 acre tract, conveyed to John N. Igo, Jr., of record in Volume 6938, Page 711, of the Official Public Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found ½” iron rod in the west line of Woller Road, a variable width right-of-way, for the southeast corner of Woller Creek Subdivision, Unit 1, of record in Volume 9528, Page 50, of the Deed and Plat Records of Bexar County, Texas, the northeast corner tract described herein;

THENCE: S 00°47’53” E, along and with the west line of Woller Road, the east line of the tract described herein, a distance of **497.03 feet** to a found ½” iron rod for the northeast corner of a called 4.591 acre tract, conveyed to Steven L. Kouri and wife, Jodie Kouri, of record in Volume 7018, Page 745, of the Official Public Records of Bexar County, Texas, also known as Tract H, of the Frank Woller Partition, the southeast corner of the tract described herein;

THENCE: S 89°28’57” W, leaving the west line of Woller Road, along and with the north line of the 4.591 acre tract, the south line of the tract described herein, a distance of **830.71 feet** to a found ½” iron rod in the east line of a called 0.296 acre Drainage Right-of-Way, established by the Kyle Seal Parkway Subdivision, of record in Volume 9590, Page 182, of the Deed and Plat Records of Bexar County, Texas, for the northwest corner of the 4.591 acre tract, the southwest corner of the tract described herein, from which a found ½” iron rod bears S 01°29’34” E, a distance of 229.44 feet for the southwest corner of the 4.591 acre tract;

THENCE: N 00°39’40” W, along and with the east line of the 0.296 acre Drainage Right-of-Way, the west line of the tract described herein, a distance of **498.95 feet** to a found ½” iron rod in the south line of Woller Creek Subdivision, Unit 1, for the northwest corner of the tract described herein, from which a found ½” iron rod bears N 48°47’47” E, a distance of 29.68 feet for the point of curve of Lot 16, Block 5, Woller Creek Subdivision, Unit 1;

THENCE: N 89°36’56” E, along and with the south line of Woller Creek Subdivision, Unit 1, the north line of the tract described herein, passing at a distance of 821.76 feet a found ½” iron rod with a plastic cap stamped “CUDE”, from which a found ½” iron rod bears N 00°41’57” W, a distance of 19.76 feet for the southeast corner of Lot 1, Block 5, Woller Creek Subdivision, Unit 1, continuing for a total distance of **829.53 feet** to the **POINT OF BEGINNING** and containing **9.490 acres**, more or less, situated in Bexar County, Texas. Bearings are based on NAD83 (2011) Texas State Plane South Central Zone, 4204.

Job No.: 18-106
Prepared by: KFW Surveying
Date: September 21, 2018
Revised: December 3, 2018
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James Janisse

