

**FIELD NOTES
FOR
1.389 Acre Tract**

A 1.389 acre tract of land out of a 318.3 acre Tract "3" of land as described in deed recorded in Volume 16481, Page 1152, of the Official Public Records of Real Property of Bexar County, Texas, (O.P.R.), all lying in the J.J. Sanchez, Survey Number 83, Abstract Number 666, County Block 4451, and the M.M.Y Musquiz Survey Number 80, Abstract Number 467, County Block 4450, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" rebar with a Denham-Ramones Engineering (D-R E) plastic cap found at the northmost southeast corner of Lot 26, Block 112, of the Savannah Subdivision Unit 10, lying on the west line of Kallison Lane (a 20' county road) as shown on the plat recorded in Volume 9690, Pages 119-121, of the Deed and Plat Records (D.P.R.) of Bexar County;

THENCE N 66°18'29" W for a distance of 176.70 with a north line of said Lot 26 for a distance of 176.70 feet to a point, a found ½" rebar with D-R E cap at a re-entrant corner of said Lot 26 bears N 66°18'29" W – 306.44 feet;

THENCE through the remainder of the 318.3 acre tract for the following two (2) courses:
N 23°41'31" E for a distance of 340.00 feet to a point;
S 66°18'29" E for a distance of 179.17 feet to a point on the west line of Kallison Lane;

THENCE S 24°06'30" W with the west line of Kallison Lane for a distance of 340.01 feet to the **POINT OF BEGINNING**, and containing 1.389 acres of land, more or less.

- Bearings source is the line between the two found monuments described above and shown as N 66°18'29" W, as derived from GPS observation based on NAD 83(2011), Texas State Plane Coordinate System - South Central Zone.

I hereby certify that this description conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by employees of Don Durden, Inc. dba Civil Engineering Consultants.

Date: *October 21, 2020*
Gary B Neill

Gary B. Neill
R.P.L.S. #3964
Firm No. 100410-00



Warning: Only those copies with the Signature and Seal in red should be relied upon.

Valley Ranch Unit 11
Project Number: E0559112