



- Engineers
- Surveyors
- Planners

**Moy Tarin Ramirez Engineers, LLC**

Field Notes for a Tract of Land  
Containing 0.462 of an acre (20,103.14 square feet)

A 0.462 of an acre (20,103.14 square feet) tract of land in the City of San Antonio, Bexar County, Texas, being a portion out of Lot 30, New City Block 11714, as shown on Amending Plat of Lot 30, N.C.B. 11714, Blanco Heights Subdivision recorded in Volume 9515, Page 142 of the Official Public Records of Bexar County, Texas, said 0.462 of an acre (20,103.14 square feet) tract of land being more particularly described as follows:

**Beginning:** at a found ½" iron rod on the on the southwesterly right of way line of Lorene Lane, a variable-width right of way (55-foot minimum), being the southeast corner of said Lot 30, New City Block 11714, and the northeast corner of Lot 18, Block 3, New City Block 11714 as shown on plat of Blanco Heights Subdivision recorded in Volume 4600, Page 111 of the Official Public Records of Bexar County, Texas, said iron rod being the southeast corner of the herein described tract;

**Thence,** leaving the southwest right of way line of said Lorene Lane, with the south boundary of said Lot 30, New City Block 11714, and the north boundary of said Lot 18, Block 3, South 83 degrees 41 minutes 41 seconds West, a distance of 586.90 feet to a set ½" iron rod with an orange plastic cap stamped "MTR ENG" being the southwest corner of said Lot 30, New City Block 11714, and the northwest corner of said Lot 18, Block 3, said iron rod being the southwest corner of the herein described tract;

**Thence,** with the west boundary of said Lot 30, New City Block 11714, North 06 degrees 13 minutes 02 seconds West, a distance of 20.83 feet to a set ½" iron rod with an orange plastic cap stamped "MTR ENG", being the northwest corner of the herein described tract;

**Thence,** leaving the west boundary, and over said Lot 30, New City Block 11714 the following six (6) courses:

North 83 degrees 48 minutes 33 seconds East, a distance of 366.59 feet to a set ½" iron rod with an orange plastic cap stamped "MTR ENG", being an angle point in the herein described tract;

North 05 degrees 34 minutes 41 seconds West, a distance of 11.22 feet to a set ½" iron rod with an orange plastic cap stamped "MTR ENG", being a point of tangent curvature to the right;

Along the arc of said curve to the right, 42.25 feet, having a radius of 27.25 feet, a central angle of 88 degrees 50 minutes 15 seconds, and a chord bearing and distance of North 38 degrees 50 minutes 26 seconds East, 38.15 feet to a set mag nail in concrete, being a point of tangency;

North 83 degrees 27 minutes 32 seconds East, a distance of 72.21 feet to a set mag nail in concrete, being a point of tangent curvature to the left;

Along the arc of said curve to the left, 59.95 feet, having a radius of 48.75 feet, a central angle of 70 degrees 27 minutes 37 seconds, and a chord bearing and distance of North 48 degrees 13 minutes 43 seconds East, 56.24 feet to a set ½" iron rod with an orange plastic cap stamped "MTR ENG", being a point of reverse curvature to the right;

Along the arc of said curve to the right, 13.95 feet, having a radius of 27.25 feet, a central angle of 29 degrees 19 minutes 59 seconds, and a chord bearing and distance of North 27 degrees 39 minutes 54 seconds East, 13.80 feet to a set ½" iron rod with an orange plastic cap stamped "MTR ENG" on the southwesterly right of way line of said Lorene Lane, said iron rod being a point of non-tangent curvature to the left, and the northeast corner of the herein described tract;

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**Thence**, with the southwesterly right-of-way line of said Lorene Lane, along the arc of said curve to the left, 123.09 feet, having a radius of 468.30 feet, a central angle of 15 degrees 03 minutes 37 seconds, and a chord bearing and distance of South 39 degrees 35 minutes 48 seconds East, 122.74 feet to the **Point of Beginning**, containing 0.462 of an acre (20,103.14 square feet) of land.

**Note:** Basis of bearing was established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone. A boundary survey of even date was prepared for this description.



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