

FIELD NOTES  
FOR

A 0.6246 of an acre, or 27,209 square feet more or less, tract of land, being a portion of a dedicated public right-of-way known as Rittiman Road, a 60-foot right-of-way, now in New City Block (N.C.B.) 8699 of the City of San Antonio, Bexar County, Texas. Said 0.6246 of an acre tract, bounded on the west by North New Braunfels Avenue and on the east by Austin Highway, U.S. Highway No. 81, Loop 368, a variable width right-of-way, and being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone.

BEGINNING: At a found ½" iron rod at the intersection of the east right-of-way line of North New Braunfels Avenue, a variable width right-of-way, 70-feet wide at this point, and the north right-of-way line of said Rittiman Road, the southwest corner of a the remainder of a 23.067 acre tract conveyed to Marion Koogler McNay Art Institute in Volume 3491, Pages 187-190 of the Deed Records of Bexar County, Texas, the northwest corner of the herein described tract.

THENCE: N 89°11'23" E, along and with the north right-of-way line of said Rittiman Road, the south line of said 23.067 acres, passing at a distance of 604.03 feet a southwest corner of Lot 9 of the McNay Subdivision, recorded in Volume 9525, Page 182 of the Deed and Plat Records of Bexar County, Texas, and continuing along and with the south line of said McNay Subdivision a distance of 60.82 feet to a southeast corner of said McNay Subdivision, continuing 39.29 feet along and with the south line of said 23.067 acres for a total distance of 704.14 feet to a concrete Texas Department of Transportation Monument, a point on the northwest right-of-way line of Austin Highway, a point of cusp, the east corner of the herein described tract;

THENCE: Along the northwest right-of-way line of said Austin Highway, with a non-tangent curve to the left said curve having a radial bearing of S 00°48'00" E, a radius of 1195.92 feet, a central angle of 18°14'11", a chord bearing and distance of S 80°04'55" W, 379.04 feet, for an arc length of 380.64 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set on the south right-of-way line of said Rittiman Road, the north line of Lot 13, Block 20 of the Terrell Hills Addition and the north line of that 1.63 acre tract conveyed to Bexar County, Texas in Volume 1371, Pages 369-370 of the Deed Records of Bexar County, Texas ;

0.6246 Of an Acre  
Rittiman Road  
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THENCE: S 89°11'23" W, along and with the south line of said Rittiman Road, the north line of said 1.63 acre tract, passing at a distance of 68.77 feet a corner of said 1.63 acre tract, the northeast corner of Lot 17-A, Block 20 of the Exxon Subdivision Unit-10 recorded in Volume 9514, Page 1 of the Deed and Plat Records of Bexar County, Texas, conveyed to The Marion Koogler McNay Art Museum in Volume 10851, Pages 1110-1114 of the Official Public Records of Real Property of Bexar County, Texas, continuing along and with the north line of said Lot 17-A, the south line of said Rittiman Road a distance of 261.52 feet, for a total distance of 330.29 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson" for the southwest corner of the herein described tract;

THENCE: N 00°25'23" W, departing the north line of said Lot 17-A, over and across said Rittiman Road, 70-feet offset and parallel with the west right-of-way line of said North New Braunfels Avenue, a distance of 60.00 feet to the **POINT OF BEGINNING**, and containing 0.6246 of an acre in the City of San Antonio, Bexar County, Texas, said tract being described in accordance with an exhibit prepared by Pape Dawson Engineers, Inc.

PREPARED BY: Pape Dawson Engineers, Inc.

DATE : July 25, 2008

JOB No.: 9324-07

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