



FIELD NOTES  
OF  
TRACT 2 (109.955 ACRES)

A 109.955 acre, or 4,789,626 square feet more or less, tract of land being a portion of a 111.215 acre tract of land conveyed to CSS7 Ranches Limited Partnership in deed recorded in Volume 14997, Pages 1174-1179 of the Official Public Records of Real Property of Bexar County, Texas, out of a 1,200 acre tract of land conveyed to Leslie W. Steubing in deed recorded in Volume 3513, Page 145 of the Deed Records of Bexar County, Texas, situated in the A. Houston Survey No. 93, Abstract 355, County Block 4937, and the A. Houston Survey No. 94, Abstract 356, County Block 4938, both now in New City Block 19221 of the City of San Antonio in Bexar County, Texas. Said 109.955 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 (NA2011) epoch 2010.00:

**BEGINNING:** At a found ½" iron rod with cap marked "RPLS-4020" at the northeast corner of said 111.215 acre tract, the northeast corner of an 84.330 acre San Antonio River Authority Easement as described in deed recorded in Volume 1041, Pages 942-976 of the Official Public Records of Real Property of Bexar County, Texas, the southeast corner of a 34.193 acre tract of land conveyed to the City of San Antonio in deed recorded in Volume 8297, Pages 589-613 of the Official Public Records of Real Property of Bexar County, Texas, the southwest corner of Big Springs Unit-2B (PUD) Subdivision as recorded in Volume 9544, Pages 210-212 of the Deed and Plat Records of Bexar County, Texas, the northwest corner of a 139.250 acre lease tract described in deed as Tract B and recorded in Volume 2162, Pages 859-868 of the Official Public Records of Real Property of Bexar County, Texas;

**THENCE:** Along the common line between said 111.215 acre tract and said 139.250 acre lease tract, the following courses and distances:

S 23°40'07" E, a distance of 5.60 feet to a found 2" aluminum disk marked "SARA 59";

S 45°34'44" E, a distance of 136.89 feet to a found 2" aluminum disk marked "SARA 60";

N 86°08'32" E, a distance of 180.34 feet to a found 2" aluminum disk marked "SARA 61";

N 61°39'37" E, a distance of 170.41 feet to a found 2" aluminum disk marked "SARA 62";

S 87°02'28" E, a distance of 85.97 feet to a found 2" aluminum disk marked "SARA 63";

S 88°00'56" E, a distance of 130.85 feet to a found 2" aluminum disk marked "SARA 64";

S 55°33'28" W, a distance of 100.88 feet to a found 2" aluminum disk marked "SARA 65";

S 36°42'59" W, a distance of 315.41 feet to a found 2" aluminum disk marked "SARA 66";

S 38°48'34" W, a distance of 81.59 feet to a found 2" aluminum disk marked "SARA 67";

S 11°07'34" W, a distance of 226.32 feet to a found 2" aluminum disk marked "SARA 68";

S 33°52'30" W, a distance of 111.26 feet to a found 2" aluminum disk marked "SARA 69";

S 00°06'13" E, a distance of 134.39 feet to a found 60D nail;

S 00°06'13" E, a distance of 54.98 feet to a found 2" aluminum disk marked "SARA 70";

S 29°32'13" E, a distance of 75.11 feet to a found 2" aluminum disk marked "SARA 71";

N 78°15'59" E, a distance of 93.27 feet to a found 2" aluminum disk marked "SARA 72";

S 13°26'45" E, a distance of 26.22 feet to a found 2" aluminum disk marked "SARA 73";

S 49°42'42" W, a distance of 26.85 feet to a found 2" aluminum disk marked "SARA 74";

S 22°00'23" W, a distance of 133.76 feet to a found 2" aluminum disk marked "SARA 75";

S 00°17'10" E, a distance of 49.49 feet to a found 2" aluminum disk marked "SARA 76";

S 29°47'06" E, a distance of 112.31 feet to a found 2" aluminum disk marked "SARA 77";

S 49°21'42" E, a distance of 58.31 feet to a found 2" aluminum disk marked "SARA 78";

S 26°24'59" E, a distance of 81.59 feet to a found 2" aluminum disk marked "SARA 79";



S 70°48'10" E, a distance of 606.53 feet to a found 2" aluminum disk marked "SARA 80";

S 23°50'02" E, a distance of 348.65 feet to a found 2" aluminum disk marked "SARA 81";

S 18°14'11" W, a distance of 786.39 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" on the north line of a 101.851 acre tract of land described in deed recorded in Volume 16181, Pages 2461-2464 of the Official Public Records of Real Property of Bexar County, Texas, at the southeast corner of the herein described tract, the southeast corner of said 111.215 acre tract, the southeast corner of said 84.330 acre San Antonio River Authority Easement, the southwest corner of said 139.250 acre lease tract;

THENCE: S 78°06'07" W, along the common line between said 111.215 acre tract and said 101.851 acre tract, a distance of 956.45 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

THENCE: Leaving the south line of said 111.215 acre tract, over and across said 111.215 acre tract and northwesterly along a non-tangent curve to the left, said curve having a radial bearing of S 29°31'02" W, a radius of 1569.00 feet, a central angle of 31°55'52", a chord bearing and distance of N 76°26'54" W, 863.14 feet, for an arc length of 874.41 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" on the west line of said 111.215 acre tract, the east line of a 150.256 acre tract of land conveyed to Dague Ranch Limited Partnership in deed recorded in Volume 14766, Pages 1410-1417 of the Official Public Records of Real Property of Bexar County, Texas, at the southwest corner of the herein described tract, from which a found ½" iron rod with yellow cap marked "Pape-Dawson" bears S 29°23'44" E, a distance of 15.73 feet;

THENCE: Along the common line between said 111.215 acre tract and said 150.256 acre tract, the following courses and distances:

N 29°23'44" W, a distance of 805.51 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson";

N 14°05'59" E, a distance of 705.81 feet to a found 2" aluminum disk marked "SARA 4";

N 51°53'52" E, a distance of 122.89 feet to a found 2" aluminum disk marked "SARA 5";

N 07°49'23" W, a distance of 327.84 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 07°49'23" W, a distance of 89.65 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson" at the northeast corner of said 150.256 acre tract, the southeast corner of a 36.835 acre tract of land conveyed to CSS7 Ranches Limited Partnership in deed recorded in Volume 14766, Pages 1440-1450 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: Along the common line between said 111.215 acre tract and said 36.835 acre tract, the following courses and distances:

N 19°00'49" W, a distance of 217.42 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson";

N 67°54'12" W, a distance of 512.77 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson";

N 07°49'19" W, a distance of 127.91 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson" on the south line of Lot 2, Block 30 of Mission Hills Subdivision as recorded in Volume 9603, Pages 156-157 of the Deed and Plat Records of Bexar County, Texas, at the northwest corner of said 111.215 acre tract, the northeast corner of said 36.835 acre tract, and being the northwest corner of the herein described tract;

THENCE: N 82°10'43" E, along the north line of said 111.215 acre tract, a distance of 1650.92 feet to the POINT OF BEGINNING, and containing 109.955 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9110-16 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.

DATE: April 20, 2016

JOB NO. 9110-16

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