

FIELD NOTES FOR A 2.64 ACRE TRACT

SURVEY OF A 2.64 ACRE TRACT OF LAND, BEING ALL OF A 0.35 ACRE TRACT, ALL OF A 1.7238 ACRE TRACT AND A PORTION OF A 3.75 ACRE TRACT, N.C.B. 15098, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, DESCRIBED IN DEED TO MANSOUR MANSOUR OF RECORD IN VOLUME 7006, PAGE 700, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND OUT OF A VARIABLE WIDTH WATER, DRAINAGE, ELECTRIC AND SEWER EASEMENT, HIDDEN MEADOW SUBDIVISION UNIT 34, ACCORDING TO PLAT RECORDED IN VOLUME 8900, PAGES 80-81, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: (BASIS OF BEARING NAD83 STATE PLANE COORDIANTES TEXAS SOUTH CENTRAL ZONE.)

BEGINNING: At a ½" iron rod found in the north right of way line of Culebra Road (Variable Width Right of Way) for the east corner of Lot 3, Block 7, NCB 18838, Hidden Meadow Shell Unit 3 according to plat recorded in Volume 9621, Page 182, Deed and Plat Records, Bexar County, Texas, the southwest corner of the 0.35 Acre Tract, the southwest corner of This Tract, and the POINT OF BEGINNING:

THENCE: N 31°29'13" W (Bearing Basis) (N 27°32'15" W Record Bearing), departing the north right of way line of Culebra Road, with the east line of Lot 3 and the west line of the 0.35 Acre Tract and a west line of This Tract, a distance of 152.37 feet to a ½" iron rod found in the south line of a 46 Foot Drainage and Sewer Easement, Hidden Meadow Subdivision Unit 3, according to plat recorded in Volume 8900, Pages 80-81, Deed and Plat Records, Bexar County, Texas, for the north corner of Lot 3 and the west corner of the 0.35 Acre Tract and This Tract;

THENCE: N 78°13'27" E, with the south line of the 46 Foot drainage and Sewer Easement, the north line of the 0.35 Acre Tract and a north line of This Tract, a distance of 99.82 feet to a ½" iron rod with cap stamped "RICKMAN" set in the west line of the Variable Width Water, Drainage, Electric and Sewer Easement, for the southeast corner of the 46 Foot Drainage and Sewer Easement, the northeast corner of the 0.35 Acre Tract, the west corner of the 1.7238 Acre Tract, the south west corner of the 3.75 Acre Tract, and a reentrant corner of This Tract;

THENCE: N 31°29'43" W, with the east line of the 46 Foot Drainage and Sewer Easement, and the west line of the 3.75 Acre Tract, the Variable Width Water, Drainage, Electric and Sewer Easement and This Tract, at a distance of 49.56 feet passing a ½" iron rod found for the northeast corner of the 46 Foot Drainage and Sewer Easement and the south east corner of Lot 15, Block 6, Hidden Meadow Subdivision Unit 3, continuing with the east line of Lot 15 for a total distance of 144.37 feet to a ½" iron rod with cap stamped "RICKMAN" set for the northwest corner of This Tract;

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THENCE: Departing the east line of Lot 15, across the 3.75 Acre Tract and the Variable Width Water, Drainage, Electric and Sewer Easement, with the north line of This Tract, the following calls and distances:

N 79°03'40" E, a distance of 98.74 feet to a ½" iron rod with cap stamped "RICKMAN" set for an angle point;

S 55°32'23" E, a distance of 80.11 feet to a ½" iron rod with cap stamped "RICKMAN" set for an angle point;

N 78°12'50" E, a distance of 172.09 feet to a ½" iron rod found in the northeast line of the 3.75 Acre Tract and the Variable Width Water, Drainage, Electric and Sewer Easement, for the most southerly southwest corner of Lot 14, Selene Subdivision Unit 2 according to plat recorded in Volume 9535, Page 214, Deed and Plat Records, Bexar County, Texas, the west corner of the Remainder of Lot 1, Block 1, 471 Business Park Subdivision according to plat recorded in Volume 8900, Page 60, Deed and Plat Records, Bexar County, Texas, and the northeast corner of This Tract;

THENCE: S 69°20'49" E, with the southwest line of the Remainder of Lot 1, the northeast line of the 3.75 Acre Tract, the Variable Width Water, Drainage, Electric and Sewer Easement, and This Tract, at a distance of 142.9 feet passing the east corner of the 3.75 Acre Tract and the northeast corner of the 1.7238 Acre Tract, continuing with the northeast line of the 1.7238 acre Tract for a total distance of 402.07 feet to a ½" iron rod with cap stamped "RICKMAN" set in the north right of way line of Culebra Road at a point in a non-tangent curve, and the southwest line of the Remainder of Lot 1, for the east corner of the 1.7238 Acre Tract, the Variable Width Water, Drainage, Electric and Sewer Easement and This Tract;

THENCE: With the north right of way line of Culebra Road and the south line of the 1.7238 Acre Tract, the Variable Width Water, Drainage, Electric and Sewer Easement, and This Tract, the following calls and distances:

Southwesterly with the arc of a curve to the left having a radius of 2346.83 feet, a delta angle of 0°54'50", an arc length of 37.43 feet, and a chord that bears S 78°42'06" W, a distance of 37.43 feet to a ½" iron rod with cap stamped "RICKMAN" set for a point of tangency;

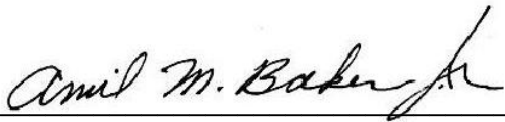
S 78°14'42" W, a distance of 529.83 feet to a Texas Department of Transportation monument found in the east line of the 0.35 Acre Tract, for the southwest corner of the 1.7238 Acre Tract and the Variable Width Water, Drainage, Electric and Sewer Easement, and an angle point in This Tract;

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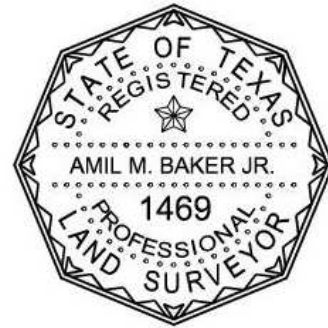
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S 31°29'43" E, a distance of 5.31 feet to a ½" iron rod with cap stamped "Rickman" set for the southeast corner of the 0.35 Acre Tract and an angle point in This Tract;

S 78°14'42" W, with the south line of the 0.35 Acre Tract, a distance of 99.86 feet to the PLACE OF BEGINNING and containing 2.64 acres of land in the City of San Antonio, Bexar County, Texas, according to a survey on the ground on August 28, 2017, by Rickman Land Surveying.



Amil M. Baker, Jr.
Registered Professional Land Surveyor No. 1469



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