

Bluehill Pass Tract Legal Description

BEING a 41.594 acre tract of land, situated in the Texas Central Railway Co. Survey No. 1, Astract No. 1028, being all of Tract 1 called 19.97 acres and Tract 2 called to contain 21.46 acres conveyed to Edward S. Sanchez in Volume 14225, page 1856 of the Official Public Records of Real Property of Bexar County, Texas; also being a portion of 134.63 acre tract of land conveyed to Clifford B. Saathoff in Volume 4515, Page 172, Deed Records, a 9.259 acre tract of land conveyed to Clifford B. Saathoff in Volume 4515, Page 170, Deed Records, a 43.904 acre tract of land conveyed to Clifford B. Saathoff in Volume 2505, Page 1042, Official Public Records and a 68.829 acre tract of land conveyed to Kenneth Saathoff and Loir Saathoff Jackson in Volume 8249, Page 1896 and Volume 8249, Page 1902 of the Official Public Records of Real Property of Bexar County, Texas, and being more particularly described in Exhibit "A" attached hereto and made a part hereof.



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Date: September 18, 2015
Project No: 1802.04

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FIELD NOTES DESCRIPTION 41.594 Acres

A 41.594 tract of land, situated in the Texas Central Railway Co. Survey No. 1, Abstract No. 1028, being all of Tract 1 called 19.97 acres and Tract 2 called to contain 21.46 acres conveyed to Edward S. Sanchez in Volume 14225, page 1856 of the Official Public Records of Real Property of Bexar County, Texas; also being a portion of 134.63 acre tract of land conveyed to Clifford B. Saathoff in Volume 4515, Page 172, Deed Records, a 9.259 acre tract of land conveyed to Clifford B. Saathoff in Volume 4515, Page 170, Deed Records, a 43.904 acre tract of land conveyed to Clifford B. Saathoff in Volume 2505, Page 1042, Official Public Records and a 68.829 acres tract of land conveyed to Kenneth Saathoff and Loir Saathoff Jackson in Volume 8249, Page 1896 and Volume 8249, Page 1902 of the Official Public Records of Real Property of Bexar County, Texas, being more particularly described as follows:

BEGINNING: at a ½ inch iron rod (N = 13,778,963.833, E = 2,062,645.705) found for the Northernmost Northeastern corner of a 25.00 acre tract of land conveyed to James L. Roach in Volume 2120, Page 589 of the Official Public Records of Real Property of Bexar County, Texas, the Southeastern corner of a 13.696 acre tract of land conveyed to Jerry Hewtty, Jr. in Volume 13629, Page 2333 of the Official Public Records of Real Property of Bexar County, Texas, the Westernmost Southwestern corner of the said 9.259 acre tract, the Westernmost Southwestern corner of the said 43.904 acre tract, the Westernmost Southwestern corner of the said 68.829 acre tract and the Westernmost Southwestern corner of the said Edward S. Sanchez – Tract 2 – 21.46 acres, for the Westernmost Southwestern corner of this tract;

THENCE: N 23°05'39" E – 99.75 feet along a line of the said 13.696 acre tract, a line of the said 9.259 acre tract, a line of the said 68.829 acre tract and a line of the said Tract 2 – 21.46 acre tract to a ½ inch iron rod with cap marked "RPLS 3477" found for a corner of the said 13.696 acre tract, a corner of the said 9.259 acre tract, a corner of the said 68.829 acre tract and a corner of the said Tract 2 – 21.46 acre tract, for a corner of this tract;

THENCE: N 17°26'15" E – along the Eastern line of the said Jerry Hewtty, Jr. 13.696 acre tract, the Western line of the said 9.259 acre tract, the Western line of the said 43.904 acre tract, the Western line of the said 68.829 acre tract and the Western line of the said Edward S. Sanchez Tract 1 – 19.97 acres and the Edward S. Sanchez Tract 2 – 21.46 acres, at 450.20 feet pass a ½ inch iron rod with cap marked "RPLS 3477" found for the Northwestern corner of said Tract 2 – 21.46 acres, the Southwestern corner of said Tract 1 – 19.97 acres, at 1007.46 feet pass a ½ inch iron rod found for the Northeastern corner of the said Jerry Hewtty, Jr. 13.696 acre tract, the Southeastern corner of that certain 11.000



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acre tract of land conveyed to Jerry Hewtty, Jr. in Volume 13629, Page 2333 of the Official Public Records of Real Property of Bexar County, Texas, a **distance in all of 1203.44 feet** to a ½ inch iron rod found with cap marked "RPLS 3477" for the Northwestern corner of the said Tract 1 – 19.97 acres, the Southwestern corner of that certain 11.99 acre tract of land conveyed to Michael Crisp in Volume 10459, Page 676 of the Official Public Records of Real Property of Bexar County, Texas, for the Northwestern corner of this tract, from which a ½ inch iron rod found for the Northwestern corner of the said Michael Crisp – 11.99 acre tract, the Southwestern corner of the remainder of a 31.528 acre tract of land conveyed to Clifford B. Saathoff, Jr. in Volume 8249, Page 1899 of the Official Public Records of Real Property of Bexar County, Texas, bears N 17°21'34" E – 386.67 feet;

THENCE: S 83°13'25" E – 1497.85 feet along the Northern line of said Tract 1 – 19.97 acres, the Southern line of the said Michael Crisp – 11.99 acre tract to a ½ inch iron rod (N = 13,780,026.981, E = 2,064,532.843) found for the Northeastern corner of said Tract 1 – 19.97 acres, the Southeastern corner of the said 11.99 acre tract on the Western line of that certain 15.17 acre tract of land conveyed to Richard M. Gallegos in Volume 11333, Page 827 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: S 12°26'10" E – 70.78 feet along the Eastern line of said Tract 1 – 19.97 acres, the Western line of the said 15.17 acre tract to a ½ inch iron rod found for a corner of the said Tract 1 – 19.97 acres, a corner of the said 15.17 acre tract, for a corner of this tract;

THENCE: Continuing along the Eastern line of the said Tract 1 – 19.97 acres, the Western line of the said 15.17 acre tract, with a curve to the right having a Delta angle of 10°55'07", a Radius of 670.00 feet, an Arc length of 127.68 feet and a Chord bearing of S 06°51'34" E – 127.49 feet to a ½ inch iron rod found for a corner of the said Tract 1 – 19.97 acres, a corner of the said 15.17 acre tract, for a corner of this tract;

THENCE: S 01°25'23" E – 48.92 feet continuing along the eastern line of the said Tract 1 – 19.97 acres, the Western line of the said 15.17 acre tract, to a railroad spike found leaning for a corner of the said Tract 1 – 19.97 acres, a corner of the said 15.17 acre tract, for a corner of this tract;

THENCE: Continuing along the Eastern line of the said Tract 1 – 19.97 acres, the Western line of the said 15.17 acre tract, with a curve to the left having a Delta angle of 13°16'40", a Radius of 426.86 feet, an Arc length of 98.92 feet and a Chord bearing of S 08°03'43" E – 98.70 feet to a Mag Nail set in rock for a corner of the said Tract 1 – 19.97 acres, a corner of the said 15.17 acre tract, for a corner of this tract;

THENCE: Continuing along the Eastern line of the said Tract 1 – 19.97 acres, the Eastern line of said Tract 2 – 21.46 acres and the Western line of the said 15.17 acre tract, with a



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curve to the left having a Delta angle of $57^{\circ}44'02''$, a Radius of 114.08 feet, at 9.68 feet pass a $\frac{1}{2}$ inch iron rod found for the Southeastern corner of said Tract 1 – 19.97 acres, the Northeastern corner of said Tract 2 – 21.46 acres, a **total arc length of 114.95 feet** to a Mag Nail found for a corner of said Tract 2 – 21.46 acres, a corner of the said 15.17 acre tract, for a corner of this tract;

THENCE: $S 72^{\circ}18'19'' E - 88.39$ feet continuing along an eastern line of the said Tract 2 – 21.46 acres, a Western line of the said 15.17 acre tract to a PK Nail found for a corner of the said Tract 2 – 21.46 acres, a corner of the said 15.17 acre tract, for a corner of this tract;

THENCE: Continuing along an Eastern line of the said Tract 2 – 21.46 acres, a Western line of the said 15.17 acre tract, a curve to the right having a Delta angle of $33^{\circ}44'35''$, a Radius of 109.99 feet, an Arc length of 64.78 feet and a Chord bearing of $S 55^{\circ}18'37'' E - 63.84$ feet to a Railroad Spike found for a corner of said Tract 2 – 21.46 acres, a corner of the said 15.17 acre tract, for a corner of this tract;

THENCE: $S 38^{\circ}22'06'' E - 117.36$ feet continuing along an Eastern line of said Tract 2 – 21.46 acres, a Western line of the said 15.17 acre tract to a $\frac{1}{2}$ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set for a corner of said Tract 2 – 21.46 acres, a corner of the said 15.17 acre tract, for a corner of this tract;

THENCE: Continuing along an Eastern line of the said Tract 2 – 21.46 acres, a Western line of the said 15.17 acre tract, with a curve to the right having a Delta angle of $35^{\circ}22'28''$, a Radius of 110.01 feet, an Arc length of 67.92 feet and a Chord bearing of $S 21^{\circ}04'40'' E - 66.85$ feet to a Railroad Spike found for a corner of said Tract 2 – 21.46 acres, a corner of the said 15.17 acre tract, for a corner of this tract;

THENCE: $S 03^{\circ}23'26'' E - 23.78$ feet continuing along an Eastern line of said Tract 2 – 21.46 acres, a Western line of the said 15.17 acre tract to a $\frac{1}{2}$ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set on the Northern line of that certain 22.00 acre tract of land conveyed to Partners Two Ranch L.L.C. in Volume 9955, Page 1229 of the Official Public Records of Real Property of Bexar County, Texas, for the Easternmost Southeastern corner of this tract, from which a Railroad Spike found in conflict with the said 22.00 acre tract for the Southwestern corner of the said 15.17 acre tract bears $S 03^{\circ}23'26'' E - 10.45$ feet; from the $\frac{1}{2}$ inch iron set for the Easternmost Southeastern corner of this tract a calculated point for the Northeastern corner of the said 22.00 acre tract bears $S 80^{\circ}33'39'' E$ at 302.84 feet pass a $\frac{1}{2}$ bent iron rod found a distance in all of 303.43 to said calculated Northeastern corner of the 22.00 acre tract on the Western line of that certain 5.250 acre tract of land conveyed to James L. Robertson in Volume 11532, Page 1975 of the Official Public Records of Real Property of Bexar County, Texas;



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THENCE: N 80°33'39" W – 1022.66 feet along the Northern line of the said 22.00 acre tract, the Northern line of that certain 3.000 acre tract of land conveyed to Dan McCauley in Volume 3500, Page 1212 of the Official Public Records of Real Property of Bexar County, Texas to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set for the Northwestern corner of the said 22.00 acre tract, a corner of the said 43.904 acre tract in Volume 1531, Page 419, a corner of the said 68.829 acre tract in Volume 8249, Page 1902, for a corner of this tract, from which a ½ inch iron rod with cap marked "RPLS 3477 found called to be a corner of said Tract 2 – 21.46 acres, a corner of a 41.39 acre tract in Volume 10598, Page 832, a corner of a 68.55 acre tract in Volume 10167, Page 132 of the Official Public Records of Real Property of Bexar County, Texas bears N 79°27'04" W – 12.24 feet;

THENCE: S 09°24'34" W – 797.39 feet along the Western line of the said 22.00 acre tract to a ½ inch iron rod found on Northern line of that certain 452.7 acre tract of land conveyed to the City of San Antonio in Volume 12955, Page 1251 of the Official Public Records of Real Property of Bexar County, Texas for the Southwestern corner of the said 22.00 acre tract, the Southwestern corner of a 25.0 acre tract in Volume 1543, Page 560, the Southeastern corner of that said 43.904 acre tract in Volume 2505, Page 1042, the Southernmost Southeastern corner of the said 68.829 acre tract in Volume 8249 Page 1896, for the Southernmost Southeastern corner of this tract;

THENCE: N 80°35'26" W along the Southern line of the said 134.63 acre tract in Volume 4515, Page 172, the Southern line of the said 43.904 acre tract in Volume 2505, Page 1042, the Southern line of the said 9.259 acre tract in Volume 4515, Page 170, the Southern line of the said Tract 2 – 21.46 acres, the Northern line of the City of San Antonio 452.7 acre tract, at 21.35 feet pass a ½ inch iron rod found called to be the Southeastern corner of said Tract 2 – 21.46 acres, the Southeastern corner of the said 68.55 acre tract in volume 10167, Page 132 and the Southeastern corner of the said 41.39 acre tract in Volume 10598, Page 832, at 792.10 feet pass a ½ inch iron rod found for the Southeastern corner of the said 9.259 acre tract in Volume 4515, Page 170, the Southwestern corner of the said 134.63 acre tract in Volume 4515, Page 172, **a distance in all of 1090.18 feet** to a ½ inch iron rod found on an Eastern line of the said James L. Roach – 25.00 acre tract in Volume 2120, Page 589, for the Northwestern corner of the City of San Antonio 452.7 acre tract, the Southwestern corner of the said 9.259 acre tract, the Southwestern corner of said Tract 2 – 21.46 acres, for the Southernmost Southwestern corner of this tract;

THENCE: N 35°06'35" W – 50.19 feet along a line of the said James L. Roach 25.00 acre tract, a line of the said 9.259 acre tract, a line of the said Tract 2 – 21.46 acres to the **POINT OF BEGINNING** and containing 41.594 acres of land, *according to a survey made on the ground under my supervision*



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Corresponding plat prepared.
1802.04fn.docx

***BEARINGS AND COORDINATES ARE BASED ON LAMBERT GRID, TEXAS
STATE PLANE COORDINATES, SOUTH CENTRAL ZONE NAD 83/93;
COORDINATES SHOWN HEREON HAVE AN APPLIED SURFACE SCALE
FACTOR OF 1.00017.***



Rex L. Hackett, R.P.L.S., L.S.L.S.
Registered Professional Land Surveyor
License Number 5573