

Boulders at Canyon Springs Legal Description

A 9.727 acre, or 423,722 square feet more or less, tract of land being that entire 9.727 acre tract described in deed to Boulders Mosaic, LLC recorded in Volume 16710, Page 2186 of the Official Records of Bexar County, Texas, out of the Beaty, Seale & Forwood Survey No. 417 3/8, Abstract 109, County Block 4848, in Bexar County, Texas. Said 9.727 acre tract being more fully described in Exhibit "A" attached hereto and made a part hereof for all purposes.



FIELDNOTE DESCRIPTION
FOR

A 9.727 acre, or 423,722 square feet more or less, tract of land being that entire 9.727 acre tract described in deed to Boulders Mosaic, LLC recorded in Volume 16710, Page 2186 of the Official Public Records of Bexar County, Texas, out of the Beaty, Seale & Forwood Survey No. 417 3/8, Abstract 109, County Block 4848, in Bexar County, Texas. Said 9.727 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 NAD 83 (NA2011) epoch 2010.00;

BEGINNING: At a found iron rod with cap marked "Vickrey" on the southwest right-of-way line of Canyon Golf Road, an 86-foot public right-of-way, dedicated in Canyon Springs, Unit-12D recorded in Volume 9565, Pages 143-146 of the Deed and Plat Records of Bexar County, Texas, the north corner of Lot 1, Block 22 of Boulders at Canyon Springs, Unit-1 recorded in Volume 9576, Page 40 of said Deed and Plat Records, the east corner of the herein described tract;

THENCE: S 62°01'06" W, departing the southwest right-of-way line of Canyon Golf Road, along and with the northwest line of said Lot 1, a southeast line of the herein described tract, a distance of 149.82 feet to a found iron rod with cap marked "Vickrey" on the northeast right-of-way line of Trickling Rock, a 50-foot private right-of-way in said Boulders at Canyon Springs Unit-1, the west corner of said Lot 1, a south corner of the herein described tract;

THENCE: N 26°36'17" W, along and with the northeast right-of-way line of said Trickling Rock, the southwest line of the herein described tract, a distance of 38.38 feet to a found iron rod with cap marked "Vickrey" at north corner of said Trickling Rock, a re-entrant corner of the herein described tract;

THENCE: S 63°23'43" W, a distance of 50.00 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" at the west corner of said Trickling Rock, a re-entrant corner of the herein described tract;

THENCE: Along and with the southwest right-of-way line of said Trickling Rock, the northeast line of the herein described tract, the following bearings and distances:

PDR

S 26°36'16" E, a distance of 9.94 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson";

Southwesterly, along a curve to the right, said curve having a radius of 5.00 feet, a central angle of 89°39'33", a chord bearing and distance of S 18°13'47" W, 7.05 feet, for an arc length of 7.82 feet to a found MAG nail;

S 26°32'17" E, a distance of 50.00 feet to a found iron rod with cap marked "Vickrey";

Southeasterly, along a curve to the right, said curve having a radius of 5.00 feet, a central angle of 90°18'26", a chord bearing and distance of S 71°46'13" E, 7.09 feet, for an arc length of 7.88 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson";

S 26°36'16" E, a distance of 43.87 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson";

Southeasterly, along a curve to the left, said curve having a radius of 1243.00 feet, a central angle of 03°16'43", a chord bearing and distance of S 28°12'31" E, 71.12 feet, for an arc length of 71.13 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the north corner of Lot 6, Block 12 of said Boulders at Canyons Springs, Unit-1, an east corner of the herein described tract;

THENCE: S 63°03'51" W, departing the southwest right-of-way line of said Trickling Rock, along and with the northwest lines of Lot 6, Lot 5, Lot 4, Lot 3, Lot 2, Lot 1, Block 12 of said Boulders at Canyon Springs, Unit-1, a distance of 465.07 feet to a found 60d nail on the northeast right-of-way line of Splashing Rock, a 50-foot private street in said Boulders at Canyon Springs Unit-1, dedicated in said Boulders at Canyon Springs, Unit-1, the west corner of said Lot 1, a south corner of the herein described tract;

THENCE: Along and with the northeast right-of-way line of said Splashing Rock, the southwest line of the herein described tract, the following bearings and distances:

Northwesterly, along a curve to the left, said curve having a radius of 250.00 feet, a central angle of 17°24'08", a chord bearing and distance of N 18°44'40" W, 75.64 feet, for an arc length of 75.93 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson";

N 26°56'09" W, a distance of 40.13 feet to a found iron rod with cap marked "Vickrey";

Northeasterly, along a curve to the right, said curve having a radius of 5.00 feet, a central angle of 89°58'58", a chord bearing and distance of N 18°03'51" E, 7.07 feet, for an arc length of 7.85 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson";

N 27°00'28" W, a distance of 50.00 feet to a found iron rod with cap marked "Vickrey";;

Northwesterly, along a curve to the right, said curve having a radius of 5.00 feet, a central angle of 89°58'58", a chord bearing and distance of N 71°57'53" W, 7.07 feet, for an arc length of 7.85 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson";

N 26°59'36" W, a distance of 45.03 feet to a found iron rod with cap marked "Vickrey" at the north corner of said Splashing Rock, a re-entrant corner of the herein described tract;

THENCE: S 63°00'44" W, along and with the northwest right-of-way line of said Splashing Rock, the northwest line of Lot 24, Block 22, of said Boulders at Canyon Springs, Unit-1, the southeast line of said herein described tract, passing at a distance of 49.94 feet a found iron rod with cap marked "Vickrey" at the west corner of said Splashing Rock, the north corner of said Lot 24, continuing for a total distance of 170.28 feet to a found nail on the northeast line of the remaining portion of the 516.475 acre tract described in deed to Steve Marceau recorded in Volume 5474, Pages 955-960 of said Official Public Records, the west corner of Lot 24, a south corner of the herein described tract;

THENCE: Along and with the northeast line of said Marceau tract, the southwest line of the herein described tract, the following bearings and distances:

N 26°58'43" W, a distance of 274.56 feet to a found iron rod with cap marked "Pape-Dawson";

N 24°20'36" W, a distance of 85.77 feet to a found ½ inch iron rod on the southeast right-of-way line of Quiet Rapids, a 50-foot right-of-way, dedicated in said Canyon Springs, Unit 12D, the north corner of said Marceau tract, the west corner of the herein described tract;

THENCE:

Along and with the southeast right-of-way line of said Quiet Rapids, the northwest line of the herein described tract, the following bearings and distances:

N 63°04'44" E, a distance of 427.51 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson";

Northeasterly, along a curve to the left, said curve having a radius of 330.00 feet, a central angle of 22°46'50", a chord bearing and distance of N 51°41'18" E, 130.34 feet, for an arc length of 131.21 feet to a found ½ inch iron rod;

N 40°17'53" E, a distance of 84.67 feet to a found ½ inch iron rod;

Northeasterly, along a curve to the right, said curve having a radius of 270.00 feet, a central angle of 18°33'06", a chord bearing and distance of N 49°34'27" E, 87.04 feet, for an arc length of 87.42 feet to a found ½ inch iron rod;

N 58°51'00" E, a distance of 44.94 feet to a found ½ inch iron rod;

Southeasterly, along a curve to the right, said curve having a radius of 25.00 feet, a central angle of 84°38'41", a chord bearing and distance of S 78°49'40" E, 33.67 feet, for an arc length of 36.93 feet to a found iron rod with cap marked "Vickrey" at the east end of a curve return on the southwest right-of-way line of said Canyon Golf Road, a northeast corner of the herein described tract;

THENCE:

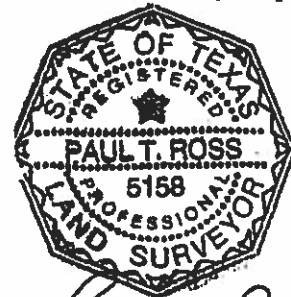
Along and with the southwest right-of-way line of said Canyon Gold Road, the northeast line of the herein described tract, the following bearings and distances:

S 36°30'19" E, a distance of 137.36 feet to a found iron rod with cap marked "Vickrey";

Southeasterly, along a curve to the right, said curve having a radius of 657.00 feet, a central angle of $09^{\circ}57'03''$, a chord bearing and distance of $S 31^{\circ}31'48'' E$, 113.96 feet, for an arc length of 114.10 feet to a found iron rod with cap marked "Vickrey";

$S 26^{\circ}33'17'' E$, a distance of 243.29 feet to the POINT OF BEGINNING, and containing 9.727 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 9056-16 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: February 24, 2016
JOB NO. 9056-16
DOC. ID. N:\Survey16\16-9000\9056-16\Word\9056-16 FN.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00



Paul T. Ross
24 FEB. 16