



31.046 ACRES
(1,352,349 SQ. FT.)
2220-11889_ex1.dwg

FN NO. 2220-11889-1
September 10, 2019
JOB NO. 222011889

FIELDNOTE DESCRIPTION

31.046 acres of land situated in Bexar County, Texas and being a remaining portion of that certain called 902.292 acre tract conveyed to GMU, LLC in Volume 18766, Page 1320 of the Official Public Records of Bexar County; said 31.046 acres being more particularly described as follows, with all bearings being referenced to the North American Datum of 1983, Texas State Plane Coordinate System, South Central Zone;

Beginning, at a called 1/2-inch iron rod with cap stamped "Stantec" in the easterly line of said called 902.292 acres and the westerly line of a called 21.31-acre tract of land conveyed to Harold J. Rakowitz, described and recorded in Volume 12792, Page 1589 of the Official Public Records of Bexar County, Texas from which a found iron rod with a "Pollok & Sons" cap marking the northwest corner of the said Rakowitz tract bears N 00° 19' 53" E, 1,090.53 feet;

Thence, S 0° 19' 53" E, 500.55 feet to a called 1-inch iron pipe marking the southwest corner of the Rakowitz tract and the southeast corner of the said called 902.292 acres for an angle point;

Thence, S 89° 39' 55" W, 747.70 feet to a called 1/2-inch iron rod with cap stamped "Stantec" in the easterly line of the called 902.292 acres and being the northwest corner of Lot 1, U.A. Columbia Subdivision, according to the plat thereof recorded in Volume 8800, Page 5 of the Deed and Plat Records of Bexar County, Texas for an angle point;

Thence, S 00° 01' 27" E, with the common line between said Lot 1 and said called 902.292 acres, 153.77 feet to a called iron rod with a "Simpson" cap in the northerly right-of-way line of U.S. Highway No. 87 marking the southeast corner of the called 229.454 acres for an angle point;

Thence, with the northerly right-of-way line of U.S. Highway No. 87, the following courses:

N 68° 55' 37" W, 272.69 feet to a called TxDOT Type 2 brass disk monument for an angle point;

N 77° 06' 27" W, 446.51 feet to a called TxDOT Type 2 brass disk monument for an angle point;

N 84° 12' 32" W, 281.17 feet to a called TxDOT Type 2 brass disk monument for an angle point;

N 86° 04' 17" W, 208.47 feet to a called TxDOT Type 2 brass disk monument for an angle point;

S 84° 11' 37" W, 188.73 feet to a called 5/8-inch iron rod marking the southwest corner of the said called 902.292 acres and the herein described tract of land and the southeast corner of a called 0.68-acre tract of land conveyed to Marion J. & Jana K. Viator by deed of record in Volume 9369, Page 2144 of the Official Public Records of Bexar County, Texas for an angle point;

Thence, N 00° 39' 45" W, with the common line between the said Viator tract and said called 902.292 acres, 321.40 feet to a called 1/2-inch iron rod with cap stamped "Stantec" marking the northeast corner of the said Viator tract and an angle point in the westerly line of the called 229.454 acres for an angle point;

Thence, N 00° 26' 05" W, with the westerly line of the said called 902.292 acres, 92.46 feet to a called 1/2-inch iron rod marking the northeast corner of a called 0.488-acre tract of land conveyed to Marion J. & Jana K. Viator by deed of record in Volume 5744, Page 109 of the Official Public Records of Bexar County, Texas for an angle point;

Thence, into and crossing said called 902.292 acres as follows:

S 77° 21' 33" E, 237.68 feet to a called 1/2-inch iron rod with cap stamped "Stantec" for an angle point;

N 69° 46' 21" E, 1,206.54 feet to a called 1/2-inch iron rod with cap stamped "Stantec" for an angle point;

S 78° 49' 53" E, 351.27 feet to a called 1/2-inch iron rod with cap stamped "Stantec" for an angle point;

S 61° 05' 36" E, 203.12 feet to a called 1/2-inch iron rod with cap stamped "Stantec" for an angle point;

S 52° 25' 32" E, 287.49 feet to the Point of Beginning, containing 31.046 acres (1,352,349 Sq. Ft.) of land, more or less.

Note: Exhibit of even date to accompany this Field Note Description

"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."



Hal B. Lane III
Registered Professional Land Surveyor
Texas Registration Number 4690
Stantec Consulting Services, Inc.
70 NE Loop 410, Suite 1100
San Antonio, Texas 78216
210/525-9090
TBPLS Firm No.: 10194228

9/10/19
DATE





Stantec Consulting Services Inc.
70 NE Loop 410 Suite 1100
San Antonio TX 78216-5893
Tel: (210) 525-9090
www.stantec.com

TRPE # E-6324
TRPLS # 10194230

Client/Project
**CMC AMERICAS
ENGINEERING
31 ACRE**

Title
RE-ZONING EXHIBIT

Project No.
222011889

Revision	Date
	2019-9-10
Reference Sheet	Figure No.

