

Z2017301



**FIELD NOTES
FOR
A 19.43 OF AN ACRE TRACT**

A 19.43 acre or 846,390 square feet more or less, tract of land, out of that 73.839 acre tract conveyed to CIP Land Partners, LP. by Special Warranty Deed with Vendors Lien recorded in Volume 14983, Page 650 of the Official Public Records of Bexar County, Texas, out of the J. Garraty Survey No. 19, Abstract 258, the Julian Diaz Survey No. 133 ½, Abstract 190, C.B. 5097, and the J. Chappell Survey No. 322. Abstract 884, C.B. 5094. Said 19.43 acres being more particularly described by metes and bounds as follows with the bearings based on the North American Datum of 1983, Texas South Central Zone:

BEGINNING: At a found ½" iron rod with plastic cap stamped "VICKERY" in the south line of Kirby Terrace Unit 3, Phase 2, Drain right-of-way recorded in Volume 6200, Pages 239-240 of the Deed and Plat Records of Bexar County, Texas, being the northwest corner of Lot 1, Block 2, N.C.B. 17977, of the Southwest Masonry Subdivision recorded in Volume 9558, Page 160 of the Deed and Plat Records of Bexar County, Texas, for the northeast corner of the tract described herein;

THENCE: S 00°38'55" E, Leaving the south right-a-way Drain line of Kirby Terrace and along and with the east line of Lot 1 and a 4.638 acre tract conveyed to San Antonio Savings Association by Warranty Deed recorded in Volume 3565, Page 722 of the Official Public Records of Bexar County, Texas, and the west line of the tract described herein, at a distance of 390.15 feet passing a found PK Nail for the southwest corner of Lot 1 and the northwest corner of the 4.638 acre tract, for a total distance of 514.79 feet to a found ½" iron rod with plastic cap stamped "VICKERY" for a point on the west line of the 4.638 acre tract, being the northeast corner of a called 35.107 acre tract conveyed to New Texas Auto Auction Servies, LP. recorded in Volume 13833, Page 199 of the Official Public Records of Bexar County, Texas, for the southeast corner of the tract described herein;

THENCE: S 89°23'34" W, leaving the west line of the 4.638 acre tract, and along and with the north line of the 35.107 acre tract and the south line of the tract described herein, a distance of 1127.17 feet to a set ½" iron rod with blue plastic cap stamped "KFW SURVEYING", being a point on the north line of the 35.107 acre tract, for the southwest corner of the tract described herein;

THENCE: N 00°36'26" W, leaving the north line of the 35.107 acre tract, and over and across the 73.839 acre tract, a distance of 910.02 feet to a set ½" iron rod with blue plastic cap stamped "KFW SURVEYING" in the south right-a-way Drain line of Kirby Terrace, for the northwest corner of the tract described herein;

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THENCE: along and with the south right-a-way Drain line of Kirby Terrace and the north line of the tract described herein the following five (5) courses:

1. **S 89°34'30" E**, a distance of **104.50 feet** to a set $\frac{1}{2}$ " iron rod with blue plastic cap stamped "KFW SURVEYING" for the beginning of a curve to the right, from which a found $\frac{1}{2}$ " iron rod with plastic cap stamped "VICKERY" bears N 18°19'46" E, at a distance of 1.62 feet
2. With the curve to the right having an arc of **416.20 feet**, a radius of **899.88 feet**, a delta of **26°29'59"** and a chord bears **S 76°19'31" E**, a distance of **412.50 feet** to a set $\frac{1}{2}$ " iron rod with Blue Plastic Cap Stamped "KFW Surveying" for the end of curve, from which a found bent $\frac{1}{2}$ " iron rod with plastic cap stamped "VICKERY" bears N 41°51'51" E, at a distance of 0.53 feet
3. **S 63°04'31" E**, a distance of **616.05 feet** to a found $\frac{1}{2}$ " iron rod with an illegible plastic cap for an angle point
4. **S 75°56'07" E**, a distance of **37.55 feet** to a found $\frac{1}{2}$ " iron rod with plastic cap stamped "VICKERY" for an angle point
5. **N 85°31'36" E**, a distance of **40.05 feet** to the POINT OF BEGINNING and containing 19.43 acres in the City of San Antonio, Bexar County, Texas.

"This document was prepared under 22TAC663.21, 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."

Job No.: 14-058
Prepared by: KFW Surveying
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James Janisse