

FERNANDEZ FRAZER WHITE & ASSOCIATES, INC.

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TBPE No. F – 896 TBPLS No. 10048900

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CONSULTING ENGINEERS

LAND SURVEYORS

FIELD NOTES**For a 4.0145 acre (174,872 SF) Tract**

Being 4.0145 acres of land out of Lot 16, Block 22, NCB 13405, Greenbriar, Unit 12 Subdivision, recorded by plat in Volume 5870, Page 201, Bexar County Plat and Deed Records, in the City of San Antonio, Texas, and as recorded by deed in Volume 18687 Page 1355 of the Deed and Plat records of Bexar County, Texas.

Said 4.0145-acre tract, with bearings based on the North American Datum of 1983 (CORS 1996) from the Texas State Plane Coordinate System, Texas South Central Zone (4204) and more particularly described as follows:

BEGINNING at a found iron rod, said point being the Northeast corner of Lot 22, Block 22, NCB 13405, Dellview C.J.W. Subdivision, recorded in Volume 9565, Page 50 of the Deed and Plat records of Bexar County, Texas and having state plane coordinate values of X = 2112234.0072 and Y = 13733738.4836.

Thence along the common lot line of the herein referenced tract and said Lot 22, N 59° 36' 19" W, a distance of 193.60 feet to a found iron rod;

Thence along the following courses:

S 30° 21' 58" W, a distance of 142.54 feet to a point;

N 60° 00' 00" W, a distance of 65.27 feet to a point;

along the common line of Lot 19, Block 22, NCB 13405, Replat of Greenbriar, Unit 12 Subdivision, recorded in Volume 6700, Page 42 of the Deed and Plat records of Bexar County, Texas, N 30° 00' 00" E, a distance of 456.18 feet to a point;

N 34° 19' 00" W, a distance of 80.94 feet to a point;

N 42° 12' 38" W, a distance of 122.90 feet to a point;

Along a Drainage Easement recorded in said Greenbriar, Unit 12 Subdivision (Volume 5870, Page 201), N 71° 42' 07" E, a distance of 286.32 feet to a point;

Along the common lot lines of the lots shown in Greenbriar, Unit 7 Subdivision, recorded in Volume 4700, Page 112 of the Deed and Plat records of Bexar County, Texas, S 34° 19' 00" E, a distance of 283.94 feet to a point;

Z2020-10700282

Along the common lot lines of the lots shown in Greenbriar, Unit 9 Subdivision, recorded in Volume 4700, Page 180 of the Deed and Plat records of Bexar County, Texas, N 29° 35' 43" W, a distance of 478.33 feet to the **POINT OF BEGINNING**, and containing 4.0145 acres (174,872 SF), of land, more or less.



Donald L. White

Donald L. White, R.P.L.S. #3635

February 26, 2021

FFW Project No. 5455