



FIELD NOTES
OF
TRACT 9 (17.389 ACRES)

A 17.389 acre, or 757,478 square feet more or less, tract of land being a portion of a 36.835 acre tract of land conveyed to CSS7 Ranches Limited Partnership in deed recorded in Volume 14766, Pages 1440-1450 of the Official Public Records of Real Property of Bexar County, Texas, out of a 1,200 acre tract of land conveyed to Leslie W. Steubing in deed recorded in Volume 3513, Page 145 of the Deed Records of Bexar County, Texas, situated in the A. Houston Survey No. 94, Abstract 356, County Block 4938, now in New City Block 19221 of the City of San Antonio in Bexar County, Texas. Said 17.389 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 (NA2011) epoch 2010.00:

BEGINNING: At a found ½" iron rod with yellow cap marked "Pape-Dawson" at an angle on the west line of a 111.215 acre tract of land described in deed recorded in Volume 14997, Pages 1174-1179 of the Official Public Records of Real Property of Bexar County, Texas, and being the southeast corner of said 36.835 acre tract and the northeast corner of a 150.256 acre tract of land described in deed recorded in Volume 14766, Pages 1410-1417 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: S 75°15'16" W, departing the west line of said 111.215 acre tract, along the common line between said 150.256 acre tract and said 36.835 acre tract, a distance of 1226.69 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson" at a corner in the south line of said 36.835 acre tract;

THENCE: Departing said common line and over and across said 36.835 acre tract, the following courses and distances:

N 32°55'28" W, a distance of 275.04 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 40°37'26" W, a distance of 598.36 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 49°22'34" W, a distance of 108.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 40°37'26" E, a distance of 295.76 feet to a ½" iron rod with yellow cap marked "Pape-Dawson";

S 49°22'34" E, a distance of 38.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 40°37'26" E, a distance of 314.50 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 39°29'54" W, a distance of 151.92 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 03°23'18" W, a distance of 206.94 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 82°11'11" E, a distance of 879.31 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 82°10'43" E, a distance of 69.79 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" on the east line of said 36.835 acre tract, the west line of the aforementioned 111.215 acre tract, being the northeast corner of the herein described tract;

THENCE: Along the common line between said 111.215 acre tract and said 36.835 acre tract, the following courses and distances:

S 07°49'19" E, a distance of 27.91 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson";

S 67°54'12" E, a distance of 512.77 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson";

S 19°00'49" E, a distance of 217.42 feet to the POINT OF BEGINNING, and containing 17.389 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 9110-16 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: April 20, 2016
JOB NO. 9110-16
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