

**ZONING FIELD NOTES  
FOR  
9.117 ACRES**

A **9.117 acre tract** of land, over and across the Stephen R Roberts Survey No. 22 ½, Abstract No. 640, Bexar County, Texas and Lot 3, Block 10, N.C.B. 18333 of the Lutheran High School Athletic Field, a plat of record in Volume 9651, Pages 59-62 of the Deed and Plat Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a point in the southwest right-of-way line of Luskey Blvd., a 74 foot wide right-of-way, and the northeast line of Lot 3, for the southeast corner of the tract described herein, from which a found ½" iron rod for the southeast corner of Lot 3 and the curve return intersection of Luskey Blvd. with Camp Bullis Road, an 86 foot wide right-of-way bears, S 48°11'37" E, a distance of 144.32 feet and S 48°40'35" E, a distance of 255.34 feet;

**THENCE:** Over and across Lot 3, the following six (6) courses:

1. **S 50°19'39" W**, a distance of **80.45 feet** to a point, for the southwest corner of the tract described herein,
2. **N 79°55'54" W**, a distance of **857.69 feet** to a point, for an exterior corner of the tract described herein,
3. **N 43°43'47" W**, a distance of **94.58 feet** to a point, for an exterior corner of the tract described herein,
4. **N 10°35'38" W**, a distance of **281.15 feet** to a point, for an exterior corner of the tract described herein,
5. **N 12°36'13" E**, a distance of **113.37 feet** to a point, for an exterior corner of the tract described herein, and
6. **N 82°41'12" E**, a distance of **392.00 feet** to a point in the southwest right-of-way line of Luskey Blvd. and the northeast line of Lot 3, for the northeast corner of the tract described herein, from which a found ½" iron rod in the common line of Luskey Blvd. and Lot 3 bears, N 33°14'05" W, a distance of 98.00 feet;

**THENCE:** Along and with the common line between Luskey Blvd. and Lot 3, the following three (3) courses:

1. With a curve to the **left**, having an arc length of **437.91 feet**, a radius of **887.00 feet**, a delta of 28°17'13", and a chord bears **S 50°32'42" E**, a distance of **433.48 feet** to a found ½" iron rod, for a point of reverse curvature of the tract described herein,

2. With a curve to the **right**, having an arc length of **298.39 feet**, a radius of **413.00 feet**, a delta of **41°23'43"**, and a chord bears **S 43°59'27" E**, a distance of **291.94 feet** to a found  $\frac{1}{2}$ " iron rod, for a point of reverse curvature of the tract described herein, and
3. With a curve to the **left**, having an arc length of **139.22 feet**, a radius of **487.00 feet**, a delta of **16°22'46"**, and a chord bears **S 31°28'58" E**, a distance of **138.75 feet** to the **POINT OF BEGINNING** and containing **9.117 acres**, or 397,147 square feet, more or less, in Bexar County, Texas. Bearings are based on NAD83 Texas State Plane South Central Zone.

"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.: 20-093  
Prepared by: KFW Surveying  
Date: October 21, 2020  
File: S:\Draw 2020\20-093 Luskey Blvd Tract\DOCS\FN 9.117AC

