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1.54 ACRE TRACT  
17MS040 HUEBNER OAKLAND ESTATES

FN NO. 17MS040  
JUNE 1, 2017

**FIELDNOTE DESCRIPTION**  
**1.54 ACRE TRACT**  
**(ZONING)**

BEING A 1.54 ACRE TRACT OUT OF LOTS 13 AND 14, BLOCK 2, NEW CITY BLOCK 14702, OAKLAND ESTATES, SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 980, PAGE 281 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN 1.722 ACRE TRACT OF LAND CONVEYED TO SEASIDE REALTY, L.P. AS DESCRIBED IN VOLUME 12007, PAGE 1029, DEED RECORDS, BEXAR COUNTY, TEXAS, SAID 1.54 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING**, AT A FOUND ½ INCH IRON ROD IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF HUEBNER ROAD, SITUATED ON THE COMMON SOUTHWESTERLY LINE OF SAID LOT 13 WITH THE NORTHEASTERLY LINE OF LOT 12 OF SAID OAKLAND ESTATES, FOR THE SOUTHERLY CORNER OF SAID 1.722 ACRE TRACT AND THE EASTERLY CORNER OF THAT CERTAIN TRACT DESCRIBED AS THE EASTERLY ½ OF LOT 12 CONVEYED TO AUDREY A. O'BANION, TONI LYNN GREECE AND SCOTT A. BUCHERT, DESCRIBED IN VOLUME 8197, PAGE 971, DEED RECORDS, BEXAR COUNTY, TEXAS;

**THENCE**, N 49° 02' 50" W, LEAVING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF HUEBNER ROAD, ALONG THE COMMON LINE OF SAID LOT 12 AND LOT 13, SAME BEING THE SOUTHWESTERLY LINE OF SAID 1.722 ACRE TRACT, A DISTANCE OF 5.00 FEET TO THE SOUTHERLY CORNER AND POINT OF BEGINNING HEREOF;

**THENCE**, N 49° 02' 50" W, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 373.07 FEET TO A FOUND ½ INCH IRON ROD, SITUATED ON THE COMMON NORTHWESTERLY LINE OF SAID LOT 13 WITH THE SOUTHEASTERLY LINE OF LOT 46, BLOCK 2, N.C.B. 14702, REPLAT OAKLAND ESTATES, PLAT RECORDED IN VOLUME 9542, PAGE 154 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, FOR THE WESTERLY CORNER OF SAID 1.722 ACRE TRACT AND THIS TRACT;

**THENCE**, N 40° 54' 54" E, ALONG SAID COMMON LINE, PASSING AT 257.54 FEET A FOUND YELLOW CAPPED ½ INCH IRON ROD STAMPED GIBBSON 4716, SITUATED ON THE NORTHWESTERLY LINE OF SAID 1.722 ACRE TRACT, MARKING THE EASTERLY CORNER OF SAID LOT 46 AND THE SOUTHERLY CORNER OF LOT 47, BLOCK 2, N.C.B. 14702 OF SAID REPLAT OAKLAND ESTATES AND CONTINUING FOR A TOTAL

DISTANCE OF 299.86 FEET TO A FOUND ½ INCH IRON ROD SITUATED ON THE COMMON SOUTHEASTERLY LINE OF SAID LOT 47, FOR THE WESTERLY CORNER OF LOT 59, BLOCK 2, N.C.B. 14705, PARK AT HUEBNER, PLAT RECORDED IN VOLUME 9621, PAGE 126 OF SAID DEED RECORDS, FOR THE NORTHERLY CORNER OF SAID 1.722 ACRE TRACT AND THIS TRACT;

**THENCE**, S 49° 10' 55" E, ALONG THE COMMON LINE OF SAID LOT 59 AND SAID 1.722 ACRE TRACT, A DISTANCE OF 140.65 FEET TO A FOUND YELLOW CAPPED ½ INCH IRON ROD STAMPED GIBBSON 4716, SITUATED ON THE COMMON NORTHWESTERLY LINE OF LOT 60, BLOCK 2, N.C.B. 14702, RECORDED IN VOLUME 9705, PAGE 4, OF SAID DEED RECORDS AND A SOUTHEASTERLY LINE OF SAID 1.722 ACRE TRACT, FOR THE NORTHEASTERLY CORNER OF THIS TRACT;

**THENCE**, S 40° 30' 55" W, ALONG THE COMMON LINE OF SAID LOT 60 AND SAID 1.722 ACRE TRACT, A DISTANCE OF 162.79 FEET TO A FOUND YELLOW CAPPED ½ INCH IRON ROD STAMPED GIBBSON 4716, FOR THE WESTERLY CORNER OF SAID LOT 59 AND AN INTERIOR CORNER OF SAID 1.722 ACRE TRACT, FOR AN INTERIOR CORNER OF THIS TRACT;

**THENCE**, S 49° 09' 12" E, ALONG THE COMMON LINE OF SAID LOT 60 AND SAID 1.722 ACRE TRACT, A DISTANCE OF 43.85 FEET TO A POINT SITUATED ON THE NORTHWESTERLY BOUNDARY LINE OF THE REMAINING PORTION OF LOT 41, BLOCK 2, N.C.B. 14702, RECORDED IN VOLUME 9534, PAGE 164 OF SAID DEED RECORDS, MARKING A CORNER OF THIS TRACT;

**THENCE**, INTO AND ACROSS SAID 1.722 ACRE TRACT AND ALONG THE WESTERLY BOUNDARY LINE OF SAID REMAINING PORTION OF LOT 41, THE FOLLOWING COURSES:

S 40° 29' 36" W, A DISTANCE OF 37.98 FEET TO A POINT, MARKING A CORNER OF THIS TRACT;

S 49° 17' 04" E, A DISTANCE OF 187.00 FEET TO A POINT, MARKING THE SOUTHEASTERLY CORNER OF THIS TRACT;

**THENCE**, S 40° 49' 46" W, INTO AND ACROSS SAID 1.722 ACRE TRACT, A DISTANCE OF 100.28 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 1.54 ACRES OF LAND, MORE OR LESS.

I, RICHARD A. GOODWIN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

A SURVEY EXHIBIT WAS PREPARED ON THIS SAME DATE. BASIS OF BEARING IS NAD 83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.

SHERWOOD SURVEYING & SUE, LLC  
P.O. BOX 992  
SPRING BRANCH, TEXAS 78070  
TBPLS FIRM #10044200

Richard A. Goodwin 6/1/17  
RICHARD A. GOODWIN                      DATE  
R.P.L.S. #4069                      STATE OF TEXAS



