



**FIELD NOTES  
FOR  
A 40.027 ACRE TRACT OF LAND**

A **40.027 acre** tract of land out of the Luke Bust Survey No. 37, Abstract No. 45 and being all of a 40.015 acre tract, New City Block (NCB) 16551, conveyed to Trogon Properties, LTD of record in Volume 15588, Page 1069 of the Official Public Records of Real Property Bexar County, Texas (OPRBCT) and being more particularly described by metes and bounds as follows:

**BEGINNING:** at a found 1/2" iron rod in the west right-of-way (ROW) line of the Charles Anderson Loop, known as Loop 1604, for the northeast corner of the 40.015 acre tract and the southeast corner of a 45.38 acre tract, NCB 16580, conveyed to San Antonio River Authority (S.A.R.A.) of record in Volume 2529, Page 1536, OPRBCT;

**THENCE:** along and with the west right-of-way line of Loop 1604 and the east line of the 40.015 acre tract and the tract described herein, the following three (3) courses:

1. **S 14°00'14" E**, a distance of **955.08 feet** to point, for an angle point of the tract described herein,
2. **S 12°59'16" E**, a distance of **396.76 feet** to point, for an angle point of the tract described herein, and
3. **S 13°35'55" E**, a distance of **388.39 feet** to a point, for the northeast corner of a 41.905 acre tract conveyed to JPN, LLC of record in Volume 17903, Page 1228, OPRBCT, a southeast corner of the 40.015 acre tract and the tract described herein;

**THENCE:** along and with the north lines of the 41.905 acre tract, a 17.386 acre tract conveyed Inocencio G. Hernandez & Modesta H. Vasquez of record in Volume 2361, Page 1660, Volume 4262, Page 1311, and Volume 5045, Page 823, all being of the OPRBCT and the south line of the 40.015 acre tract, the following five (5) courses:

1. **N 74°51'03" W**, a distance of **193.85 feet** to a point, for an angle point of the tract described herein,
2. **N 74°21'28" W**, a distance of **375.95 feet** to a point, for an angle point of the tract described herein,
3. **N 74°35'32" W**, a distance of **295.60 feet** to a point, for the northwest corner of the 41.905 acre tract, a northeast corner of the 17.386 acre tract, an angle point of the 40.015 acre tract and the tract described herein,
4. **N 74°38'19" W**, a distance of **202.38 feet** to a point, for an angle point of the tract described herein, and
5. **N 74°38'20" W**, a distance of **85.19 feet** to a point in the approximate City of San Antonio City Limits Line, for the southeast corner of a 64.588 acre tract, County Block (CB) 5089, conveyed to 1516/139, LTD of record in Volume 13218, Page 356, OPRBCT, the southwest corner of the 40.015 acre tract and the tract described herein;

**THENCE:** Along and with the common line of the 64.588 acre, the approximate City of San Antonio City Limits Line, and the 40.015 acre tract, the following three (3) courses:

1. **N 13°25'12" W**, a distance of **377.30 feet** to a point, for an angle point of the tract described herein,

2. **N 12°48'41" W**, a distance of **396.76 feet** to a point, for an angle point of the tract described herein, and
3. **N 13°46'43" W**, a distance of **954.07 feet** to a point in the south line of the 45.38 acre tract, for the northeast corner of the 64.588 acre tract, the northwest corner of the 40.015 acre tract and the tract described herein;

**THENCE: S 74°57'06" E**, along and with the the south line of the 45.38 acre tract and the north line of the 40.015 acre tract, a distance of **1141.74 feet** to the **POINT OF BEGINNING** and containing **40.027 acres**, more or less, situated in 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.

PREPARED BY: KFW Surveying  
JOB NO.: 17-020  
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