

Northstar Land Surveying, Inc.***9033 Aero St. Suite 105******San Antonio, Texas 78217******(210) 826-6228******TBPLS FIRM REGISTRATION NUMBER 10193967*****FIELD NOTES FOR
REZONING**

A 25.427 ACRE TRACT OF LAND OUT OF A 55.9004 ACRE TRACT AS RECORDED IN VOLUME 12255, PAGE 641, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS; BEING ALSO OUT OF THE FRANCISCO RIVAS SURVEY NUMBER 1, ABSTRACT NUMBER 14, NEW CITY BLOCK 15133, SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING: At a found ½ inch iron rod on the southeast right-of-way line of Crooked Trail, the northeast corner of Lot 1, Block 12, New City Block 15133, The West Side Peak Subdivision, as recorded in Volume 9599, Pages 208-209, Deed and Plat Records of Bexar County, Texas;

THENCE: North 64 degrees 59 minutes 37 seconds East (Bearings are based on the Texas State Plane Coordinate System Grid for the South Central Zone, NAD 83), 150.07 feet coincident with the southeast right-of-way line of Crooked Trail to the most northerly northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE: North 64 degrees 59 minutes 37 seconds East, 1,070.11 feet coincident with the southeast right-of-way line of Crooked Trail to a set ½ inch iron rod, the northwest corner of Lot 3, Block 12, New City Block 15133, West Side Peak Lodge, as recorded in Volume 20001, Page 924, Deed and Plat Records of Bexar County, Texas, the most northerly northeast corner of the herein described tract;

THENCE: South 25 degrees 00 minutes 23 seconds East, 243.90 feet coincident with the southwest line of the above referenced Lot 3, Block 12, New City Block 15133, West Side Peak Lodge, to a found ½ inch iron rod, the southwest corner of Lot 3, Block 12, New City Block 15133, West Side Peak Lodge, a corner of the herein described tract;

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THENCE: North 64 degrees 59 minutes 37 seconds East, 413.28 feet coincident with the southeast line of Lot 3, Block 12, New City Block 15133, West Side Peak Lodge, to a found ½ inch iron rod on the southwest line of Lot 2, Block 12, New City Block 15133, of the above referenced The West Side Peak Subdivision, the most southerly southeast corner of Lot 3, Block 12, New City Block 15133, West Side Peak Lodge, the most easterly northeast corner of the herein described tract;

THENCE: South 45 degrees 15 minutes 41 seconds East, 331.31 feet coincident with the southwest line of the above referenced Lot 2, Block 12, New City Block 15133, The West Side Peak Subdivision, to a found ½ inch iron rod on the northwest right-of-way line of Lake Vista, the southwest corner of Lot 2, Block 12, New City Block 15133, The West Side Peak Subdivision, the southeast corner of the herein described tract;

THENCE: South 45 degrees 16 minutes 11 seconds West, 536.87 feet coincident with the northwest right-of-way line of Lake Vista, to a found ½ inch iron rod, the beginning of a curve to the right;

THENCE: 196.22 feet coincident with the northwest right-of-way line of Lake Vista, with the curve to the right, concave to the northwest, having a radius of 570.00 feet, a central angle of 19 degrees 43 minutes 26 seconds, and a chord bearing and length of South 55 degrees 07 minutes 54 seconds West, 195.25 feet to a found ½ inch iron rod, the end of this curve;

THENCE: South 64 degrees 59 minutes 37 seconds West, 1,042.46 feet coincident with the northwest right-of way line of Lake Vista, to a found ½ inch iron rod, the southeast corner of the above referenced Lot 1, Block 12, New City Block 15133, The West Side Peak Subdivision, the southwest corner of the herein described tract;

THENCE: North 25 degrees 35 minutes 56 seconds West, 617.04 feet coincident with the northeast line of Lot 1, Block 12, New City Block 15133, The West Side Peak Subdivision, to the most westerly northwest corner of the herein described tract;

THENCE: North 64 degrees 59 minutes 37 seconds East, 150.07 feet to a corner of the herein described tract;

Continued

THENCE: North 25 degrees 35 minutes 45 seconds West, 152.35 feet to the **POINT OF BEGINNING**, containing 25.427 acres.

These Field Notes are based on a survey made on the ground and a survey drawing prepared by employees of Northstar Land Surveying, Inc. who were working under my supervision.



Thomas C. Haberer
Registered Professional Land Surveyor #4350
October 29, 2020
Job Number 10-20-046 (Rezoning)

