



**ANNEXATION FIELD NOTES FOR
A 600 ACRE TRACT OF LAND**

A 600 acre tract of land out of a portion of a 92.24 acre tract, New City Block 16581 conveyed to San Antonio River Authority of record in Volume 5138 Page 687, a portion of a 1.18 acre tract, New City Block 16580 conveyed to San Antonio River Authority of record in Volume 4331 Page 1416, a portion of a 45.38 acre tract, New City Block 16580 conveyed to San Antonio River Authority of record in Volume 2529 Page 1536, a portion of a 64.588 acre tract, all of a 50.00 acre tract, all of a 25.00 acre tract, County Block (CB) 5089, all conveyed to 1516/139, LTD of record in Volume 13218 Page 356, a portion of a 41.905 acre tract conveyed to JPN, LLC of record in Volume 17903 Page 1228 of the Official Public Records of Bexar County, Texas, a portion of a 17.386 acre tract conveyed Inocencio G. Hernandez & Modesta H. Vasquez of record in Volume 2361 Page 1660, Volume 4265 Page 1311, & Volume 5045 Page 823 of the Official Public Records of Bexar County, Texas, a portion of the remaining an 11.00 acre tract conveyed to Erasmo & Maria Hernandez of record in Volume 2361 Page 1664 of the Official Public Records of Bexar County, Texas, a portion of a 20.330 acre tract conveyed to Juan U. & Eloisa H. Hernandez of record in Volume 6386 Page 299 of the Official Public Records of Bexar County, Texas, a portion of a 5.411 acre tract conveyed to Erasmo Hernandez Jr etal of record in Volume 16630 Page 1830 of the Official Public Records of Bexar County, Texas, a portion of a 3.00 acre tract conveyed to Evonne Salazar of record in Volume 13626 Page 1615 of the Official Public Records of Bexar County, Texas, a portion of the remaining 9.508 acre tract conveyed to Gloria Aleman of record in Volume 4357 Page 125 of the Official Public Records of Bexar County, Texas, all of the remaining 9.508 acre tract conveyed to Leon & Cayetano Hernandez of record in Volume 2361 Page 1668 of the Official Public Records of Bexar County, Texas, a portion of a 1.250 acre tract conveyed to Ruben Vela of record in Volume 8517 Page 879 of the Official Public Records of Bexar County, Texas, a portion of a 0.625 of an acre tract conveyed to Patricia Hernandez of record in Volume 3752 Page 1960 of the Official Public Records of Bexar County, Texas, a portion of a 9.508 acre tract conveyed to Francisco Vela Jr & Mary Vela of record in Volume 7127 Page 871 of the Official Public Records of Bexar County, Texas, all of a 5.737 acre tract conveyed to Oralia F. Torres of record in Volume 7048 Page 125 of the Official Public Records of Bexar County, Texas, all of a 1.823 acre tract conveyed to Daniel M. & Guadalupe Bernal of record in Volume 4008 Page 751 of the Official Public Records of Bexar County, Texas, all of a 0.4170 of an acre tract conveyed to Rachel G. Frausto of record in Volume 15951 Page 1516 of the Official Public Records of Bexar County, Texas, a portion of a 2.00 acre tract conveyed to Amalia A. Garcia of record in Volume 2647 Page 56 of the Official Public Records of Bexar County, Texas, a portion of a 0.500 of an acre tract conveyed to Juan F. Hernandez of record in Volume 17998 Page 738 of the Official Public Records of Bexar County, Texas, a portion of Lots 1-5, Block 5, CB 5089 of the Pedro Hernandez Subdivision of record in Volume 9525 Page 131 of the Deed and Plat Records of Bexar County, Texas, all of a 108.48 acre tract conveyed to RCG & I NH, LLC of record in Volume 15697 Page 2066 of the Official Public Records of Bexar County, Texas, all of a 2.775 acre tract, known as Tract I and a 3.578 acre tract, known as Tract II conveyed to Mile Engelke & Robert J. Staudt of record in Volume 8992 Page 860 of the Official Public Records of Bexar County, Texas, all of a 15.00 acre tract, CB 5065, conveyed to Audrey R. Covington of record in Volume 6558 Page 329 of the Official Public Records of Bexar County, Texas, all of a 14.907 acre tract, CB 5065, conveyed to Larry W. Hunt & Karen M. Hunt of record Volume 15868 Page 1580, a portion of a 15.6049 acre tract, CB 5065, of record in Volume 4204 Page 1216, all of a 5.00 acre tract, CB 5065, conveyed to Carolyn Calvert Phipps of record in Volume 12822 Page 2360, all of a 17.00 acre tract, CB 5081, conveyed to Barbara W. Ryan, Trustee of the J.E. Ryan Family Trust of record in Volume 10023 Page 1180, all of a 20.00 acre tract, CB 5081, conveyed to Roy Lee Patton & Mary F. Goerke of record in Volume 9451 Page 1482, all of a 10.00 acre tract and a portion of a 15.00 acre tract, CB 5081, both of record in Volume 9451 Page 1485, all of a 0.067 acre tract of record in Volume 4331 Page 1442, all of a 19.80 acre tract, CB 5081, conveyed to Emma D. Vale Trustee of record in Volume in 4974 Page 1180, all of a 15.00 acre tract, CB 5081, conveyed to Mildred E. Hedberg of record in Volume 3640 Page 1424, a 13.842 acre tract, CB 5081, conveyed to Mark Colaw of record in Volume 13458 Page 1040, all of a 1.158 acre tract, CB 5081, conveyed to Kristopher L. Hearn of record in Volume 7228 Page 638, all of a 15.00 acre tract, CB 5081, conveyed to Jose A. & Vivian D. Dodd of record in Volume 12930 Page 1480, all of a 15.00 acre tract, CB 5081, conveyed

to Dwyatt O. Hearn, Jr. of record in Volume 5690 Page 1838, all being of the Official Public Records of Bexar County, Texas and all of that portion of FM 1516, an 80 foot right-of-way, that lies west of and contiguous with the Covington 15.00 acres, the Hunt 14.907 acres, the Phipps 15.6049 acres and an additional 128 linear feet across the 30 foot road easement of record in Volume 9541 Page 1482 of the Official Public Records of Bexar County, Texas and being more particularly described by metes and bounds as follows with the bearings based on the North American Datum of 1983, Texas South Central Zone:

COMMENCING: At a point on the west right-of-way line of Charles Anderson Loop, known as Loop 1604, for the northeast corner of a 40.015 acre tract conveyed to Trogon Properties, Ltd of record in Volume 15588 Page 1069 of the Official Public Records of Bexar County, Texas and the southeast corner of the 45.38 acre tract;

THENCE: N 74°57'06" W, departing the west right-of-way line of Loop 1604, along and with the north line of the 40.015 acre tract and the south line of the 45.38 acre tract, a distance of 1141.74 feet to a point in the approximate City of San Antonio City Limits Line for the **POINT OF BEGINNING**, for the northeast corner of the 1516/139, LTD 64.588 acre tract and an angle point of the tract described herein;

THENCE: S 13°22'23" E, along and with the common line of the 1516/139, LTD 64.588 acre, the 40.015 acre tract and the approximate City of San Antonio City Limits Line, over and across the 17.386 acre tract, the 41.905 acre tract, a distance of 2575.85 feet to a point, for the southeast corner of the tract described herein;

THENCE: over and across the 41.905 acre tract, the 17.386 acre tract, the remaining portion of the 11 acre tract and the 20.330 acre tract with a non-tangent curve to the **right** having an arc of 907.41 feet, a radius of 5280.00 feet, delta of 09°50'48" and a chord bears N 86°25'51"W, a distance of 906.30 feet to a point, for a compound curve;

THENCE: continuing over and across the 20.330 acre tract, the 5.411 acre tract, the 3.00 acre tract, the remaining portion of the 9.508 acre tract conveyed to Gloria Aleman, the 1.250 acre tract, the 0.625 of an acre tract, the 9.508 acre tract conveyed to Francisco Vela Jr & Mary Vela and the 0.500 of an acre tract and the 0.76 of an acre tract out of the 2.00 acre tract conveyed to Amalia A. Garcia with a non-tangent curve to the **right** having an arc of 1646.54 feet, a radius of 5283.43 feet, delta of 17°51'21" and a chord bears S65°22'22"W, a distance of 1639.88 feet to a point in the north line of Weichold Road, for a south corner of the tract described herein;

THENCE: along and with the north right-of-way line of Weichold Rd and the south line of the 0.76 of an acre tract and Lots 1-5 Block 5 of the Pedro Hernandez Subdivision the following three (3) courses:

1. N 74°06'36" W, a distance of 84.85 feet to a point, for the southwest corner of the 0.76 of an acre tract and an exterior corner of the tract described herein,
2. N 15°27'43" E, a distance of 5.00 feet to a point, for the southeast corner of Lot 5, Block 5 and an interior corner of the tract described herein, and
3. N 74°21'32" W, a distance of 208.59 feet to a point in the east line of the 108.48 acre tract, for the southeast corner of Lot 1, Block 5 and an interior corner of the tract described herein;

THENCE: S 15°37'51" W along and with the east line of the 108.48 acre tract and over and across Weichold Road, a distance of 65.33 feet to a point in the south right-of-way line of Weichold Road, for the northeast corner of Lot 901, Block 51 of the Parc at Escondido Unit 2 of Record in Volume 9613 Pages 185-187 of the Deed and Plat Records of Bexar County, Texas, the northwest corner of Lot 12, Block 3 of the East Commerce Estates of record in Volume 3700 Page 119 of the Deed and Plat Records of Bexar County, Texas and a south corner of the tract described herein;

THENCE: along and with the common line of the south right-of-way line of Weichold Road and the north line of Lot 901, Block 51, Stanley Park and Lots 1-6, Block 49 of the Parc at Escondido Unit 2, Lots 7- 9 & 901, Block 49 and McCarren Park of the Parc at Escondido Unit 2A of Record in Volume 9677 Page 22 of the Deed and Plat

Records of Bexar County, Texas, Lot 902, Block 42 of the Parc at Escondido Unit 1 of Record in Volume 9584 Pages 8-13 of the Deed and Plat Records of Bexar County, Texas and Lots 94-103 & 901, Block 42, Balboa Park, and Lots 902 & 1-7, Block 41 of the Parc at Escondido Unit 3 of Record in Volume 9569 Pages 104-106 of the Deed and Plat Records of Bexar County, Texas, the following two (2) courses:

1. **N 74°21'06" W**, a distance of **2313.95 feet** to a point at the cutback of Weichold Rd with FM 1516, for an interior corner of the tract described herein, and
2. **S 60°37'30" W** with the cutback of Weichold Rd with FM 1516, a distance of **70.70 feet** to a point in the east right-of-way of FM 1516, for the common corner of Lot 7 & Lot 8, Block 41 both of the Parc at Escondido Unit 3 and a south corner of the tract described herein;

THENCE: N 74°55'36" W over and across FM 1516, a distance of **116.56 feet** to a point in the west right-of-way line of FM 1516, for a northeast corner of Lot 3, Block 2 of the Diversified Truck and Trailer Subdivision 2, a plat of record in Volume 9554 Page 100 of the Deed and Plat Records of Bexar County, Texas, the southeast corner of Lot 2, Block 2 of the MLS ENT Subdivision, a plat of record in Volume 9550 Page 164 of the Deed and Plat Records of Bexar County, Texas and a southwest corner of the tract described herein;

THENCE: along and with the west right-of-way line of FM 1516 and the east and northeast lines of Lot 2, Block 2, Lot 1, Block 2 of the Diversified Truck and Trailer Subdivision, a plat of record in Volume 9549 Page 170 of the Deed and Plat Records of Bexar County, Texas, Lot 6, Block 2 of Rick's Place, a plat of record in Volume 9555 Page 107 of the Deed and Plat Records of Bexar County, Texas, a 5.143 acre tract of record in Volume 13612 Page 2482 of the Official Public Records of Bexar County, Texas and Lot 118, Block 95 of the Escondido Meadows, a subdivision plat of record in Volume 9572 Pages 19-26 of the Deed and Plat Records of Bexar County, Texas, the following eight (8) courses:

1. **N 15°25'05" E**, a distance of **625.91 feet** to a point, in Lot 1 Block 2 and a point of curvature to the left of the tract described herein,
2. with a curve to the left having an arc of **714.62 feet**, a radius of **1372.57 feet**, delta of **29°49'50"** and a chord bears **N 00°25'18"E**, a distance of **706.57 feet** to a point in the south line of the 5.143 acre tract, for the northeast corner of Lot 6, Block 2 of Rick's Place and an exterior corner of the tract described herein,
3. **S 74°22'03" E** along and with the south line of the 5.143 acre tract, a distance of **22.43 feet** to a point, for the southeast corner of the 5.143 acre tract and a point of curvature to the left of the tract described herein,
4. with a non-tangent curve to the left having an arc of **258.04 feet**, a radius of **1392.39 feet**, delta of **10°37'05"** and a chord bears **N 19°21'15"W**, a distance of **257.67 feet** to a point, for a point of tangency of the tract described herein,
5. **N 24°39'48" W**, a distance of **363.82 feet** to a point, for the northeast corner of the 5.143 acre tract and an interior corner of the tract described herein,
6. **S 74°40'00" W** along and with the north line of the 5.143 acre tract, a distance of **23.43 feet** to a point in a curve to the right, for the southeast corner of Lot 118, Block 95 and an exterior corner of the tract described herein,
7. with a non-tangent curve to the right having an arc of **370.19 feet**, a radius of **1495.39 feet**, delta of **14°11'02"** and a chord bears **N 17°27'11"W**, a distance of **369.25 feet** to a point in a cutback return of Binz-Engleman, for the northeast corner of Lot 118 Page 95 and an angle point of the tract described herein, and

8. **N 74°01'41" W** along and with the cutback of Binz-Engleman and the northeast line of Lot 118 Page 95, a distance of **24.80 feet** to a point, for a northeasterly corner of Lot 118, Block 95 and an exterior corner of the tract described herein;

THENCE: N 24°54'47" W over and across Binz-Engleman Road, a distance of **135.78 feet** to a point in the west right-of-way line of FM 1516 and east line of a 18.291 acre tract, known as Tract 4, conveyed to Laredo Westover Hills of record in Volume 11931 Page 2369 of the Official Public Records of Bexar County, Texas, for an exterior corner of the tract described herein;

THENCE: along and with the west right-of-way line of FM 1516 and the east lines of the 18.291 acre tract, a 2.5 acre tract conveyed to Larry P. and Elvina Schuster of record in Volume 7621 Page 149 of the Official Public Records of Bexar County, Texas, a 2.548 acre tract conveyed to Beatrice W. Trimble of record in Volume 9416 Page 1345 of the Official Public Records of Bexar County, Texas, and a 99.341 acre tract, known as Tract 1, conveyed to Laredo Westover Hills of record in Volume 11931 Page 2369 of the Official Public Records of Bexar County, Texas, the following three (3) courses:

1. **N 15°44'16" E**, a distance of **371.56 feet** to a point, for a point of curvature to the right of the tract described herein;
2. with a non-tangent curve to the **right** having an arc of **115.69 feet**, a radius of **578.52 feet**, delta of **11°27'30"** and a chord bears **N 09°59'45"E**, a distance of **115.50 feet** to a point, for a point of tangency, and
3. **N 15°30'05" E**, a distance of **1985.34 feet** to a point, for the northwest corner of the tract described herein;

THENCE: S 74°29'55" E over and across FM 1516, a distance of **80.00 feet** to a point, for the southwest corner of a 17.644 acre tract, CB 5190, as conveyed to Minerva, LP of record in Volume 12319 Page 2197 of the Official Public Records of Bexar County, Texas, at the cutback intersection of FM 1516 and Binz-Engleman Road and for an angle point of the tract described herein;

THENCE: along and with the cutback of FM 1516, the north right-of-way line Binz-Engleman Road and the south line of the 17.644 acre tract, the following two (2) courses:

1. **S 29°52'09" E**, a distance of **72.11 feet** to a point, for a southerly southwest corner of the 17.644 acre tract, the south corner of the cutback and for an angle point of the tract described herein, and
2. **S 74°32'45" E**, a distance of **795.65 feet** to a point, for the northwest corner of the Ryan 17.00 acre tract and the southwest corner of the Vale 19.80 acre tract, the southeast corner of the 17.644 acre tract and an interior corner of the tract described herein;

THENCE: N 15°43'35" E, along and with the east line of the 17.644 acre tract and the west line of the Vale 19.80 acre tract, a distance of **903.81 feet** to a point, for the southeast corner of an 8.806 acre tract, CB 5190, conveyed to Michael C. & Theresa C. Hardin of record in Volume 10751 Page 25 of the Official Public Records of Bexar County, Texas, the northeast corner of the 17.644 acre tract and an angle point of the tract described herein;

THENCE: N 15°42'52" E, along and with the east line of the 8.806 acre tract, a 8.839 acre tract, CB 5190, conveyed to Napoleon B. Orange & Ruta S. Orange of record in Volume 15774 Page 1467 of the Official Public Records of Bexar County, Texas and continuing with the west line of the Vale 19.80 acre tract, a distance of **889.93 feet** to a point in the south line of a 5.11 acre tract, CB 5190, conveyed to Dwyatt O. Hearn of record in Volume 5977 Page 1725 of the Official Public Records of Bexar County, Texas, for the northeast corner of the 8.839 acre tract, the northwest corner of the 19.80 acre tract and the tract described herein;

THENCE: S 74°07'33" E, along and with the north line of the Vale 19.80 acre tract, the Heldberg 15.00 acre tract, the Colaw 13.842 acre tract, the Dodd 15.00 acre tract and the Hearn 15.00 acre tract, a distance of **1930.02 feet** to a point, for the northeast corner of the Hearn 15.00 acre tract, the northwest corner of the SARA 92.24 acre tract and an angle point of the tract described herein;

THENCE: S 74°28'45" E, along and with the north line of the SARA 92.24 acre tract, a distance of **1407.53 feet** to a point in the approximate City of San Antonio City Limits Line, for the northeast corner of the tract described herein;

THENCE: Into and across the SARA 92.24 acre, the 1.18 acre tract and the 45.38 acre tracts, along and with the approximate City of San Antonio City Limits Line, the following six (6) courses:

1. **S 36°51'20" W**, a distance of **607.73 feet** to a point, for an angle point of the tract described herein,
2. **S 18°02'35" W**, a distance of **464.92 feet** to a point, for an angle point,
3. **S 12°47'57" W**, a distance of **472.35 feet** to a point, for an angle point,
4. **S 00°47'24" E**, a distance of **518.80 feet** to a point, for an angle point,
5. **S 07°13'19" E**, a distance of **474.89 feet** to a point, for an angle point, and
6. **S 10°49'48" E**, a distance of **400.83 feet** to the **POINT OF BEGINNING** and containing **600 acre** more or less, in Bexar County, Texas and being described in accordance with an exhibit prepared by KFW Surveying 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.: 16-114
DATE: February 15, 2017
DOC. ID: S:\Draw 2016\16-114 5880 FM 1516 N (Knox tract 45AC)\DOCS\FN 600AC ANNEX



