

**FORD ENGINEERING INC.**

ENGINEERING \* SURVEYING \* PLANNING  
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# FORD ENGINEERING, INC

Date: January 17, 2017

Project No: 1802.14

## FIELD NOTES DESCRIPTION

**0.6283 ACRES (27,369.5 sq. ft.)**

A 0.6283 acre (27,369.5 sq. ft.) tract of land, being a portion of the former Mission Road, a remainder of a 15.002 acre tract of land, N.C.B. 7657, conveyed to the City of San Antonio in Volume 5343, Page 616 of the Official Public Records of Real Property of Bexar County, Texas, being also a portion of Lots 2 and 3 of the Mission Garden Tracts as shown on a plat recorded in Volume 368, Page 241 of the Deed and Plat Records and called Tract 9, N.C.B. 7676 on a plat of the Right of Way and Boundary Survey, Mission San Jose, San Antonio Missions National Historical Park recorded in Volume 9663, Page 103 of the Deed and Plat Records of Bexar County, Texas; being more particularly described as follows:

**BEGINNING:** at an iron rod (N = 13,680,963.616, E = 2,134,570.300) found for the Northernmost corner of said Tract 9, the Easternmost corner of Tract 8 of the said plat of the Right of Way and Boundary Survey, Mission San Jose, San Antonio Missions National Historical Park on a Southeastern line of the remainder of that certain Lot B-4 conveyed to the City of San Antonio in Volume 5704, Page 766 of the Official Public Records of Real Property of Bexar County, Texas at the intersection of the Southwestern line of former Mission Road right of way and the Southwestern line of Bonner Avenue for the Northeastern corner of Lot 26, N.C.B. 7676 of the Presidio Park Subdivision as shown on a plat recorded in Volume 7600, Page 187 of the Deed and Plat Records of Bexar County, Texas, from which an iron rod with aluminum cap marked "AP11 2A - 1991" found bears N 10°53'42" E - 1.14 feet and an iron rod with aluminum cap marked "AP12 2A - 1991" found for the Southernmost corner of Tract 1 - 0.070 acres, ARB Lot B-7 awarded to the City of San Antonio in Civil Action 94-ED0002 recorded in Bexar County Probate Court No. 2 bears S 66°22'03" W - 88.74 feet;

**THENCE:** Along the Southwestern line of said Bonner Avenue, an Eastern line of said Tract 9, a curve to the right having a Delta angle of 33°39'09", a Radius of 245.04 feet, an Arc length of 143.92 feet and a Chord bearing of S 38°23'18" E - 141.86 feet to a ½ inch iron rod with cap marked "Matkin Hoover" found for a corner of said Tract 9, a corner of said Bonner Avenue, for a corner of this tract;

**THENCE:** S 21°15'36" E - 83.24 feet continuing along the Eastern line of said Tract 9, the Southwestern line of said Bonner Avenue to a ½ inch iron rod with cap marked "Matkin Hoover" found for a corner of said Tract 9, a corner of said Bonner Avenue, for a corner of this tract;





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**THENCE:** Continuing along the Eastern line of said Tract 9, the Southwestern line of said Bonner Avenue, a curve to the left having a Delta angle of  $18^{\circ}26'44''$ , a Radius of 350.00 feet, an Arc length of 112.68 feet and a Chord bearing of  $S\ 30^{\circ}38'22''\ E - 112.19$  feet to a  $\frac{1}{2}$  inch iron rod with cap marked "Matkin Hoover" found at the intersection of Bonner Road and the current Mission Road right of way, for a corner of said Tract 9, a corner of said Bonner Road, for a corner of this tract;

**THENCE:** Continuing along a line of said Tract 9, curve to the right having a Delta angle of  $67^{\circ}26'05''$ , a Radius of 15.00 feet, an Arc length of 17.65 feet and a Chord bearing of  $S\ 05^{\circ}37'18''\ E - 16.65$  feet to a  $\frac{1}{2}$  inch iron rod with cap marked "Matkin Hoover" found for a corner of said Tract 9, a corner of the current Mission Road right of way, for a corner of this tract;

**THENCE:** Continuing along a line of said Tract 9, a line of the current Mission Road right of way, a curve to the left having a Delta angle of  $22^{\circ}11'39''$ , a Radius of 225.00 feet, an Arc length of 87.16 feet and a Chord bearing of  $S\ 16^{\circ}37'57''\ W - 86.61$  feet to a  $\frac{1}{2}$  inch iron rod with cap marked "Matkin Hoover" found for the Southeastern corner of said Tract 9, for the Southeastern corner of this tract, from which a concrete monument with cap marked "AP9 2A - 1991" found bears  $S\ 88^{\circ}54'18''\ W - 5.86$  feet;

**THENCE:**  $S\ 69^{\circ}52'51''\ W - 61.19$  feet along the Southern line of said Tract 9, a line of Huizar Road to an iron rod with aluminum cap marked "AP10 2A - 1991" found for a Southeastern corner of said Presidio Park Subdivision, the Southwestern corner of said Tract 9 on the Western line of former Mission Road right of way, for the Southwestern corner of this tract;

**THENCE:**  $N\ 13^{\circ}09'13''\ W - 327.52$  feet along the Eastern line of the said Presidio Park Subdivision, the Western line of the former Mission Road right of way to a calculated point for corner (un-able to set) on a line of that certain 0.02 acre tract of land conveyed to L & H Leasing Company in Volume 8270, Page 238 of the Official Public Records of Real Property of Bexar County, Texas, a corner of said Tract 9, a corner of said Presidio Park Subdivision, for a corner of this tract;

**THENCE:**  $N\ 55^{\circ}56'29''\ E - 2.35$  feet along a line of the said 0.02 acre tract, line of the former Mission road right of way to a  $\frac{1}{2}$  inch iron rod with cap marked "Matkin Hoover" found for a corner of said Tract 9, a corner of the former Mission Road right of way, for a corner of this tract;

**THENCE:**  $N\ 13^{\circ}11'26''\ W - 44.45$  feet along an Eastern line of the said 0.02 acre tract, a line of said Tract 9 and a Southwestern line of the former Mission road right of way to a  $\frac{1}{2}$  inch iron rod with cap marked "Matkin Hoover" found for a corner of the said 0.02 acre tract, a corner of said Tract 9 and a corner of the former Mission Road right of way, for a corner of this tract;



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**THENCE:** S 59°47'03" W – 2.30 feet along a line of the said 0.02 acre tract, a line of said Tract 9 and a line of the former Mission road right of way to a calculated point (un-able to set) for a corner of said Tract 9, a corner of former Mission Road right of way, for a corner of this tract, from which a wood fence corner found bears S 78°47'16" E – 1.37 feet;

**THENCE:** N 13°05'35" W – 44.70 feet continuing along a Southwestern line of said Tract 9, a Southwestern line of said former Mission Road right of way to the **POINT OF BEGINNING** and containing 0.6283 acres (27,369.5 sq. ft.) of land, *according to a survey made on the ground under my supervision.*

Corresponding plat prepared.  
1802.14 San Jose Mission Tract 9.docx

***BEARINGS AND COORDINATES ARE BASED ON LAMBERT GRID, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE NAD 83/93; COORDINATES SHOWN HEREON HAVE AN APPLIED SURFACE SCALE FACTOR OF 1.00017.***



  
Rex L. Hackett, R.P.L.S., L.S.L.S.  
Registered Professional Land Surveyor  
License Number 5573