

Z2018056



FIELD NOTE
FOR
A 6.0 ACRE TRACT

A 6.0 acre tract of land situated in Bexar County, Texas, out of the Manuel Martinez Y Musquiz Survey No. 80 Abstract 467, County Block 4450, New City Block (NCB) 18297, a portion of a 20.98 acre tract of land as conveyed to AZTX Properties, Ltd., of Record in Volume 15247 Page 196 of the Official Public Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING: at a found Texas Department of Transportation Monument Type II at the intersection of the northeast right-of-way line of Culebra Road, a variable width right-of-way, with the southeast right of way line of Kallison Lane, a 20 foot wide right-of-way, of record in Volume 407 Page 567 of the Deed and Plat Records of Bexar County, Texas and for the southwest corner of the 20.98 acre tract;

THENCE: N 24° 06' 27" E, along and with the southeast line of Kallison Lane and the northwest line of the 20.98 acre tract, a distance of 576.79 feet for the **POINT OF BEGINNING** and the southwest corner of the tract described herein;

THENCE: N 24° 06' 27" E, continuing along and with the southeast right-of-way line of Kallison Lane and the northwest line of the 20.98 acre tract, a distance of 165.39 feet to a found 1/2" iron rod with a plastic cap stamped "CUDE" for the west corner of Lot 44 of the Remuda Ranch South Unit 3 Subdivision of record in Volume 9684 Pages 137-138 of the Deed and Plat Records of Bexar County, Texas, for the northwest corner of the 20.98 acre tract and the tract described herein;

THENCE: S 66° 17' 14" E, along and with the southwest line of Lots 44-46 of the Remuda Ranch South Unit 3 Subdivision, Lots 47-71, Lot 902 and Lot 904 of the Remuda Ranch South Unit 4 Subdivision of record in Volume 9699, Pages 170-171 of the Deed and Plat Records of Bexar County, Texas, and the northeast line of the 20.98 acre tract, a distance of 1,586.34 feet to a found MAG Nail with a washer stamped "M.W. CUDE" in the northwest right-of-way line of Galm Road, an 86 foot wide right-of-way and the approximate San Antonio City Limit line, for the southeast corner of Lot 904, the northeast corner of the 20.98 acre tract and the tract described herein;

THENCE: S 24° 14' 36" W, along and with the approximate San Antonio City Limit line, the northwest line of Galm Road, and the southeast line of the 20.98 acre tract, a distance of 165.74 feet to a point for an interior corner of approximate San Antonio City Limit line and the southeast corner of the tract described herein;

THENCE: N 66° 16' 29" W, along and with the approximate San Antonio City Limit line and into and across the 20.98 acre tract, a distance of 1,585.94 feet to the **POINT OF BEGINNING** and containing 6.0 acres or 262,601 square feet more or less, 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."

Job No.: 17-125
Prepared by: KFW Surveying
Date: October 26, 2017
File: S:\Draw 2017\17-125 NWC Culebra Road and Galm Road\FN 5.9 ACRES - Zoning

