

**Z2018090**

***Northstar Land Surveying, Inc.***

***9033 Aero St. Suite 105***

***San Antonio, Texas 78217***

***(210) 826-6228***

***TBPLS FIRM REGISTRATION NUMBER 10193967***

**FIELD NOTES FOR**

AN 18.21 ACRE TRACT OF LAND OUT OF THE REMAINING PORTION OF A 38.28 ACRE TRACT AS RECORDED IN VOLUME 14502, PAGE 544, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, BEING ALSO OUT OF THE M.M.Y. MUSQUIZ SURVEY NUMBER 80, ABSTRACT NUMBER 467, COUNTY BLOCK 4450 AND NEW CITY BLOCK 18296, SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING:** At a ½ inch iron rod with “Northstar” cap on the southwest line of an 190.401 acre tract as recorded in Volume 17029, Page 2400, Official Public Records of Real Property of Bexar County, Texas, the northwest corner of Lot 4, Block 1, County Block 4450, Culebra-1560 @ Alamo Pkwy, as recorded in Volume 9646, Page 27, Deed and Plat Records of Bexar County, Texas, the northeast corner of the herein described tract;

**THENCE:** South 23 degrees 39 minutes 37 seconds West (Bearings are based on the Texas State Plane Coordinate System Grid), 597.50 feet coincident with the northwest line of the above referenced Lot 4 and Lot 3 of the above referenced Culebra-1560 @ Alamo Pkwy, to a ½ inch iron rod with “Northstar” cap, the southwest corner of Lot 3, the northwest corner of Lot 2 and the northeast corner of Lot 1, Block 1, New City Block 18296, of the above referenced Culebra-1560 @ Alamo Pkwy, the southeast corner of the herein described tract;

**THENCE:** North 64 degrees 51 minutes 02 seconds West, 225.73 feet coincident with the northeast line of the above referenced Lot 1, to a ½ inch iron rod with “Northstar” cap on the southeast line of Lot 5, Block 1, New City Block 18296, Culebra-1560 @ Alamo Pkwy II, as recorded in Volume 9675, Page 179, Deed and Plat Records of Bexar County, Texas, the northwest corner of Lot 1, a corner of the herein described tract;

**THENCE:** North 23 degrees 39 minutes 37 seconds East, 20.00 feet coincident with the southeast line of the above referenced Lot 5, to a ½ inch iron rod with “Northstar” cap, the northeast corner of Lot 5, a corner of the herein described tract;

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**THENCE:** North 64 degrees 51 minutes 02 seconds West coincident with the northeast line of Lots 5 and 6 of the above referenced Culebra-1560 @ Alamo Pkwy II, at 454.84 feet, the northwest corner of the above referenced Lot 6, the northeast corner of Lot 11, Block 1, New City Block 18296, Culebra-1560 @ Alamo Pkwy III, as recorded in Volume 9723, Page 151, Deed and Plat Records of Bexar County, Texas, and continuing the same course coincident with the northeast line of the above referenced Lot 11 and Lot 8 of the above referenced Culebra-1560 @ Alamo Pkwy III, a total distance of 812.00 feet to a ½ inch iron rod with “Northstar” cap, an angle point on the northeast line of Lot 8, an angle point on the herein described tract;

**THENCE:** North 66 degrees 22 minutes 02 seconds West coincident with the northeast line of Lots 8, 9 and 10 of the above referenced Culebra-1560 @ Alamo Pkwy III, at 533.53 feet, pass a ½ inch iron rod, the northwest corner of the above referenced Lot 10, and continuing the same course a total distance of 1,043.09 feet to the beginning of a non-tangent curve to the right, the southwest corner of the herein described tract;

**THENCE:** 56.46 feet with the curve to the right, concave to the south, having a radius of 357.00 feet, a central angle of 09 degrees 03 minutes 40 seconds, and a chord bearing and length of North 77 degrees 14 minutes 33 seconds East, 56.40 feet to the end of this curve, the beginning of a curve to the left;

**THENCE:** 389.50 feet with the curve to the left, concave to the northwest, having a radius of 420.73 feet, a central angle of 53 degrees 02 minutes 34 seconds, and a chord bearing and length of North 55 degrees 15 minutes 06 seconds East, 375.74 feet to the southwest line of the above referenced a 190.401 acre tract, the end of this curve, the northwest corner of the herein described tract;

**THENCE:** With the southwest and south line of the above referenced 190.401 acre tract the following:

South 64 degrees 43 minutes 57 seconds East, 147.26 feet, an angle point;

South 49 degrees 32 minutes 55 seconds East, 319.88 feet, an angle point;

South 76 degrees 48 minutes 25 seconds East, 283.23 feet, an angle point;

North 86 degrees 41 minutes 19 seconds East, 323.96 feet, an angle point

South 69 degrees 30 minutes 37 seconds East, 208.97 feet, an angle point;

South 78 degrees 10 minutes 13 seconds East, 254.83 feet, an angle point;

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South 76 degrees 07 minutes 19 seconds East, 187.96 feet, an angle point;

South 66 degrees 18 minutes 24 seconds East, 174.29 feet to the **POINT OF BEGINNING**, containing 18.21 acres.

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.

