



285 County Road 175
 Leander, TX 78641
 (844) 4 -JAGGEO (V.)
 (866) 486 – 8395 (F.)
 TBPLS Firm No. 10170400

FIELD NOTES

3.684 Acre Tract, being out of Lot 4, Block C of the Forest Crest Subdivision as recorded in Volume 2222, Page 294 of Bexar County Plat Records and being the same tract conveyed to John W. Booten III in Volume 7549, Page 1833 of Bexar County Official Public Records; situated in the City of San Antonio Survey, Abstract No. 178 and the Jos. Cox Survey, Abstract No. 155, New City Block No. 35936 in Bexar County, Texas and being more particularly described as follows:

BEGINNING at a point in the Southeast margin of Tejas Trail, the Northwest line of said Lot 4 and for the North corner of this herein described tract;

THENCE: S 42°01'46" E – 451.29 feet, severing said Lot 4, to a point in the Northwest margin of Camp Bullis Road, the Southeast line of said Lot 4 and for the East corner of this herein described tract;

THENCE: along and with the Northwest margin of Camp Bullis Road and generally with a chain-link fence the following 3 (three) courses:

1. S 53°38'44" W – 146.67 feet, to an angle point of this herein described tract;
3. S 51°09'44" W – 149.40 feet, to a Galvanized Fence Post found for an angle point of this herein described tract;
4. S 46°52'36" W – 193.38 feet, to a point at the intersection of the North margin of Camp Bullis Road and the current East margin of Tejas Trail, the East corner of a 0.0066 acre tract conveyed to Bexar County in Volume 4560, Page 1060 of Bexar County Official Public Records and for the south corner of this herein described tract;

THENCE: N 76°04'44" W – 26.42 feet, along and with the Northeast line of said 0.0066 acre tract and the current East margin of Tejas Trail, to a 1/2" Iron Rod found at the North corner of said 0.0066 acre tract and for an angle point of this herein described tract;

THENCE: N 20°43'43" W – 207.07 feet, along and with the East margin of Tejas Trail, to a 1/2" Iron Rod found at the South corner of a 0.0196 acre tract conveyed to Bexar County in Volume 4560, Page 1060 of Bexar County Official Public Records, at the point of curvature of a curve to the Right, and for an angle point of this herein described tract;

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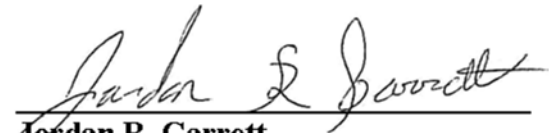
THENCE: **149.10 feet** along the arc of said curve to the **Right**, along and with the East line of said 0.0196 acre tract, along and with the current East margin of Tejas Trail, and generally with a wood privacy fence; said curve having a **Radius of 175.00 feet** and a Long Chord of **N 03°45'55" E – 144.64 feet**, to a 1/2" Iron Rod found at the North corner of said 0.0196 acre tract and a point of tangency of curve and for an angle point of this herein described tract;

THENCE: **N 28°12'51" E – 344.65 feet**, along and with the Southeast margin of Tejas Trail to the **POINT OF BEGINNING**, containing 3.684 acres, (160,490 SQ. FT.) of land more or less.

Unless this Field Notes Description, including preamble, seal and signature, appears in its entirety, and in its original form, surveyor assumes no responsibility or liability for its accuracy. All bearings, distances, and areas are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983; Scale Factor: 1.0001719053.

Plat to accompany this metes and bounds description.

This Field Note Description is true and correct to the best of my knowledge and belief based on data obtained from the Bexar County Clerk, The Bexar County Central Appraisal District and a Survey made On-The-Ground under my direct supervision on December 7, 2017.


Jordan R. Garrett
Registered Professional Land Surveyor
License No. 6154

