

Maverick Land Surveying Co.

1856 Lockhill-Selma, Suite 105, San Antonio, Texas 78213
Phone: (210) 342-9455 Fax: (210) 342-9524

January 22, 2019
Job No. 56862-00

STATE OF TEXAS
COUNTY OF BEXAR

0.249 ACRE TRACT 1601 Castroville Road

FIELD NOTE DESCRIPTION of a 0.249 acre tract of land within the corporate limits of the City of San Antonio, Bexar County, Texas, being Lots 58, 59 and 60, Block 15, New City Block 8096 according to the plat of VILLA GUADALUPE No. 2 as recorded in Volume 1625, Page 13 of the Deed and Plat Records, Bexar County, Texas, SAVE AND EXCEPT that 0.008 acre tract of land out of said Lot 60 conveyed to the City of San Antonio by warranty deed recorded in Volume 6365, Page 982 of the Real Property Records, Bexar County, Texas and being all that same land conveyed to The Benjamin Joe Costello Land Trust by warranty deed executed March 1, 2016 and recorded in Volume 17733, Page 1503, said Real Property Records, in all said 0.249 acre tract of land being more particularly described as follows:

BEGINNING at a ½ inch iron rod set on the north right-of-way line of Castroville Road (a 60 foot wide right-of-way) at the common southeast corner of Lot 57, Block 15, New City Block 8096 according the plat of said VILLA GUADALUPE No. 2 and the southwest corner of said lot 58 for the southwest corner and POINT OF BEGINNING this tract,

THENCE, North 06° 06' 57" East, 125.21 feet (record distance is 125 feet) to a ½ inch iron rod found on the south line of Lot 56, Block 15, New City Block 8096 according to the plat of said VILLA GUADALUPE No. 2, at the common northeast corner of said Lot 57 and northwest corner of said Lot 58 for the northwest corner of this tract,

THENCE along the north lines of said Lots 58, 59 and 60, North 75° 07' 57" East, 93.18 feet (record distance is 98.18 feet) to a ½ inch iron rod set on the west right-of-way line of Calle Madrid (a 40 foot wide right-of-way according to plat of said VILLA GUADALUPE No. 2), at the southeast corner of said Lot 56 and the northeast corner of said Lot 60 for the northeast corner of this tract,

THENCE along said west right-of-way line, South 06° 06' 57" West, 111.46 feet (record distance is 111.24 feet) to a set ½ inch iron rod at the north corner of said 0.008 acre tract of land and at the beginning of a tangent curve to the right,

THENCE along the arc of said curve having a radius of 20.00 feet, a central angle of 69° 01' 00", an arc distance of 24.09 feet and a chord bearing and distance of South 40° 37' 27" West, 22.66 feet to a ½ inch iron rod set on the north right-of-way line of said Castroville Road, at the west corner of said 0.008 acre tract,

THENCE along said north right-of-way line, South 75° 07' 57" West, 79.43 feet to the POINT OF BEGINNING.

CONTAINING in all 10,859 square feet or 0.249 acres of land, more or less. Bearings based on NAD83 (2011) Texas South Central Zone (4204) State Plane Coordinate System. Distances described are surface values and represented in US Survey Feet. All set ½ inch iron rods bear an orange plastic cap stamped MLS Co RPLS 4612. An on-the-ground survey of herein described tract was completed July 16, 2018 by Team Members of Maverick Land Surveying Company under my supervision.



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Jacob W. Oder, R.P.L.S. Texas No. 5846
TBPLS Firm No. 10132700