

**FIELD NOTES
FOR
A 24.16 ACRE TRACT**

A **24.16 acre** tract of land, out of the James Watson Survey, Section No. 320, Abstract No. 800, the Thomas Jackson Survey, Section No. 323, Abstract 384, both of Bexar County, Texas, being all of a called 24.5 acre tract, known as Tract 6, conveyed to the Meredith Anne Dubose Revocable Trust, of record in Volume 10844, Page 1607, of the Official Public Records of Bexar County, Texas, made up of all of the 21.505 acre remaining portion of a called 65.033 acre tract, conveyed to Dubose Properties, Inc., of record in Volume 5887, Page 336, of the Official Public Records of Bexar County, Texas, save and except a called 0.127 acre tract, conveyed to the City of San Antonio, of record in Volume 8748, Page 1222, of the Official Public Records of Bexar County, Texas, and all of a called 2.97 acre tract, known as Tract 3, conveyed to the Meredith Anne Dubose Revocable Trust, of record in Volume 10844, Page 1607, of the Official Public Records of Bexar County, Texas, save and except a called 0.285 acre tract, conveyed to the City of San Antonio, of record in Volume 8753, Page 1049, of the Official Public Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found $\frac{1}{2}$ " iron rod with a plastic cap stamped "CEC" in the southwest line of Higgins Road, a variable width right-of-way, the northeast line of the 65.033 acre tract, for the south corner of the 0.127 acre tract, the north corner of a called 10.469 acre tract, conveyed to KB Home Lone Star, Inc., of record in Volume 19000, Page 1139, of the Official Public Records of Bexar County, Texas, the east corner of the tract described herein, from which a found $\frac{1}{2}$ " iron rod bears N 71°21'40" E, a distance of 23.02 feet for the east corner of the 0.127 acre tract and the northeast corner of a called 43.528 acre tract, conveyed to V.K. Knowlton Paving Contractors, Inc., of record in Volume 5321, Page 462, of the Official Public Records of Bexar County, Texas, also from which a found $\frac{1}{2}$ " iron rod with a plastic cap stamped "DAM 5348" bears S 35°51'44" E, a distance of 41.71 feet for the northeast corner of Lot 12, Block 44, of Clearcreek Subdivision, Unit 2, of record in Volume 9714, Page 136, of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 71°19'40" W, leaving the southwest line of Higgins Road, the northeast line of the 65.033 acre tract, along and with the northwest line of the 10.469 acre tract and the 43.528 acre tract, the southeast line of the tract described herein, a distance of **841.96 feet** to a found $\frac{1}{2}$ " iron rod with a plastic cap stamped "CEC" for an angle point of the 10.469 acre tract, the 43.528 acre tract, and the tract described herein

THENCE: N 88°15'39" W, along and with the north line of the 10.469 acre tract and the 43.528 acre tract, the south line of the tract described herein, passing at a distance of 3.37 feet a found $\frac{1}{2}$ " iron rod which bears N 01°44'21" E, a distance of 0.52 feet, for the northeast corner of Lot 23, the northwest corner of Lot 22, both of Block 46, of the Northern Hills Subdivision, Unit 23, of record in Volume 9524, Pages 196-197, of the Deed and Plat Records of Bexar County, Texas, the west corner of the 10.469 acre tract, continuing along and with the north line of the 43.528 acre tract, the north line of Northern Hills Subdivision, Unit 23, passing at a distance of 372.32 feet a found $\frac{1}{2}$ " iron rod for the northwest corner of Lot 27, Block 46, of the Northern Hills Subdivision, Unit 23, and a point in the line of a 135.00 foot Transmission and Distribution line easement and right-of-way, conveyed to the City of San Antonio, of record in Volume 5951, Page 163, of the Official Public Records of Bexar County, Texas, continuing for a total distance of **396.33 feet** to a set $\frac{1}{2}$ " iron rod with a blue plastic cap stamped "KFW SURVEYING" for an angle point of the Northern Hills Subdivision, Unit 23, the 43.528 acre tract, and the tract described herein;

THENCE: S 55°52'14" W, along and with the northwest line of the 43.528 acre tract, and the Northern Hills Subdivision, Block 25, Unit 23, the southeast line of the tract described herein, a distance of **542.80 feet** to a found ½" iron rod in the northeast line of a 60 foot Drainage right-of-way in the Northern Hills Subdivision, Unit 7, of record in Volume 7600, Page 162, of the Deed and Plat Records of Bexar County, Texas, the southwest line of the 65.033 acre tract, for the west corner of Lot 36, Block 25 of the Northern Hills Subdivision, Unit 23, the west corner of the 43.528 acre tract, the southwest corner of the tract described herein;

THENCE: N 48°38'02" W, along and with the northeast line of the Northern Hills Subdivision, Unit 7, the southwest line of the 65.033 acre tract and the tract described herein, a distance of **113.50 feet** to a found ½" iron rod with a plastic cap stamped "ROSIN GRP INC 2906" for the south corner of Lot 1, Block 6, of the Covenant of Life Subdivision, of record in Volume 9400, Page 195, of the Deed and Plat Records of Bexar County, Texas, and an exterior corner of the 65.033 acre tract and the tract described herein, from which a found ½" iron rod bears N 48°38'02" W, a distance of 220.89 feet for the west corner of Lot 1, the north corner of the Northern Hills Subdivision, Unit 7;

THENCE: N 41°32'20" E, leaving the northeast line of the Northern Hills Subdivision, Unit 7, along and with the southeast line of Lot 1 and Lot 2, Block 6, of the Covenant of Life Subdivision, the northwest line of the 65.033 acre tract and the tract described herein, a distance of **311.12 feet** to a set ½" iron rod with a blue plastic cap stamped "KFW SURVEYING" for the east corner of Lot 2, and an interior corner of the 65.033 acre tract and the tract described herein, from which a found ½" iron rod with a plastic cap stamped "ROSIN JOHNSON" bears N 41°32'20" E, a distance of 4.11 feet;

THENCE: N 48°14'55" W, along and with the northeast line of Lot 2 and a called 0.219 acre tract, conveyed to Kyle L. Jones and Samantha P. Jones, of record in Volume 15154, Page 1799, of the Official Public Records of Bexar County, Texas, the southwest line of the 65.033 acre tract and the tract described herein, passing at a distance of 74.21 feet a found ½" iron rod for the east corner of the 0.219 acre tract, continuing for a total distance of **220.58 feet** to a set ½" iron rod with a blue plastic cap stamped "KFW SURVEYING" in the southeast line of Stahl Road, a 60 foot right-of-way, for the north corner of Lot 2 and the 0.219 acre tract, and an exterior corner of the 65.033 acre tract and the tract described herein;

THENCE: N 41°34'04" E, along and with the southeast line of Stahl Road, the northwest line of the 65.033 acre tract and the tract described herein, a distance of **850.14 feet** to a found ½" iron rod for the west corner of a called 2.413 acre tract, conveyed to Luis Moreno, of record in Volume 14552, Page 82, of the Official Public Records of Bexar County, Texas, and an exterior corner of the 65.033 acre tract and the tract described herein;

THENCE: S 48°12'52" E, leaving the southeast line of Stahl Road, along and with the southwest line of the 2.413 acre tract, the northeast line of the 65.033 acre tract and the tract described herein, a distance of **416.28 feet** to a found ½" iron rod for the south corner of the 2.413 acre tract, and an interior corner of the 65.033 acre tract and the tract described herein;

THENCE: N 41°24'21" E, along and with the southeast line of the 2.413 acre tract, the northwest line of the 65.033 acre tract and the tract described herein, a distance of **207.19 feet** to a found ½" iron rod for the east corner of the 2.413 acre tract, and an interior corner of the 65.033 acre tract and the tract described herein;

THENCE: N 47°58'24" W, along and with the northeast line of the 2.413 acre tract, the southwest line of the 65.033 acre tract and the tract described herein, a distance of **210.41 feet** to a set ½" iron rod with a blue plastic cap stamped "KFW SURVEYING" for an interior corner of the 2.413 acre tract, conveyed to Luis Moreno, of record in Volume 14552, Page 82, of the Official Public Records of Bexar County, Texas, and an exterior corner of the 65.033 acre tract and the tract described herein, from which a found ½" iron rod bears N 48°03'35" W, a distance of 205.93 feet for the north corner of the 2.413 acre tract;

THENCE: N 42°07'40" E, along and with the southeast line of the 2.413 acre tract and a called 0.424 acre tract, conveyed to Martin Frank Ognoskie, II, of record in Volume 11322, Page 1353, of the Official Public Records of Bexar County, Texas, the northwest line of the 65.033 acre tract and the tract described herein, a distance of **179.16 feet** to a found ½" iron rod in the southwest line of the 2.97 acre tract for the east corner of the 0.424 acre tract, the north corner of the 65.033 acre tract, and an interior corner of the tract described herein;

THENCE: N 48°17'35" W, along and with the northeast line of the 0.424 acre tract, the southwest line of the 2.97 acre tract and the tract described herein, a distance of **208.22 feet** to a found ½" iron rod in the southeast line of Stahl Road, for the north corner of the 0.424 acre tract, the west corner of the 2.97 acre tract and the tract described herein, from which a found ½" iron rod bears S 41°23'32" W, a distance of 89.31 feet for the north corner of the 2.413 acre tract, the west corner of the 0.424 acre tract;

THENCE: N 41°23'32" E, along and with the southeast line of Stahl Road, the northwest line of the 2.97 acre tract and the tract described herein, a distance of **207.09 feet** to a found ½" iron rod with an illegible plastic cap for the point of beginning of a curve to the right of the 0.285 acre tract, and the tract described herein, from which a found ½" iron rod bears N 41°23'32" E, a distance of 10.37 feet for a northwesterly corner of the cut back line at the intersection of Higgins Road and Stahl Road and of the 2.97 acre tract and the 0.285 acre tract;

THENCE: leaving the southeast line of Stahl Road, along and with the southwest line of the 0.285 acre tract, the northeast line of the tract described herein, with the curve to the right having a radius of **20.00 feet**, an arc length of **35.82 feet**, a delta angle of **102°37'18"** and a chord bears **S 86°46'10" E**, a distance of **31.22 feet** to a found ½" iron rod with a plastic cap stamped "ROSIN JOHNSON" for the end of curve;

THENCE: S 35°43'19" E, along and with the southwest line of the 0.285 acre tract and Higgins Road, the northeast line of the tract described herein, a distance of **861.48 feet** to a found ½" iron rod in the northwest line of Higgins Road, for the south corner of the 0.285 acre tract, and an exterior corner of the tract described herein, from which a found 2" iron pipe bears N 46°48'34" E, a distance of 13.05 feet in the old southwest line of Higgins Road for the east corner of the 2.97 acre tract and the 0.285 acre tract;

THENCE: S 46°48'34" W, along and with the northwest line of Higgins Road, the southeast line of the 2.97 acre tract and the tract described herein, a distance of **39.37 feet** to a found ½" iron rod in the northeast line of the 65.033 acre tract for the south corner of the 2.97 acre tract, and an interior corner of the tract described herein;

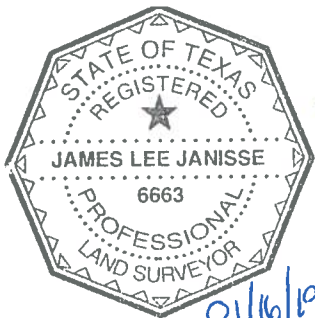
THENCE: S 48°58'34" E, along and with the southwest line of Higgins Road, the northeast line of the 65.033 acre tract and the tract described herein, a distance of **17.85 feet** to a found ½" iron rod with a plastic cap stamped "OVERBY DESCAMPS" for a point of curvature of a curve to the left of the 65.033 acre tract and the tract described herein;

THENCE: continuing along and with the southwest line of Higgins Road, the northeast line of the 65.033 acre tract and the tract described herein, with the curve to the left having a radius of **114.27 feet**, an arc length of **74.66 feet**, a delta angle of **037°26'07"** and a chord bears **S 57°52'59" E**, a distance of **73.34 feet** to a found ½" iron rod with a plastic cap stamped "OVERBY DESCAMPS" for the end of curve;

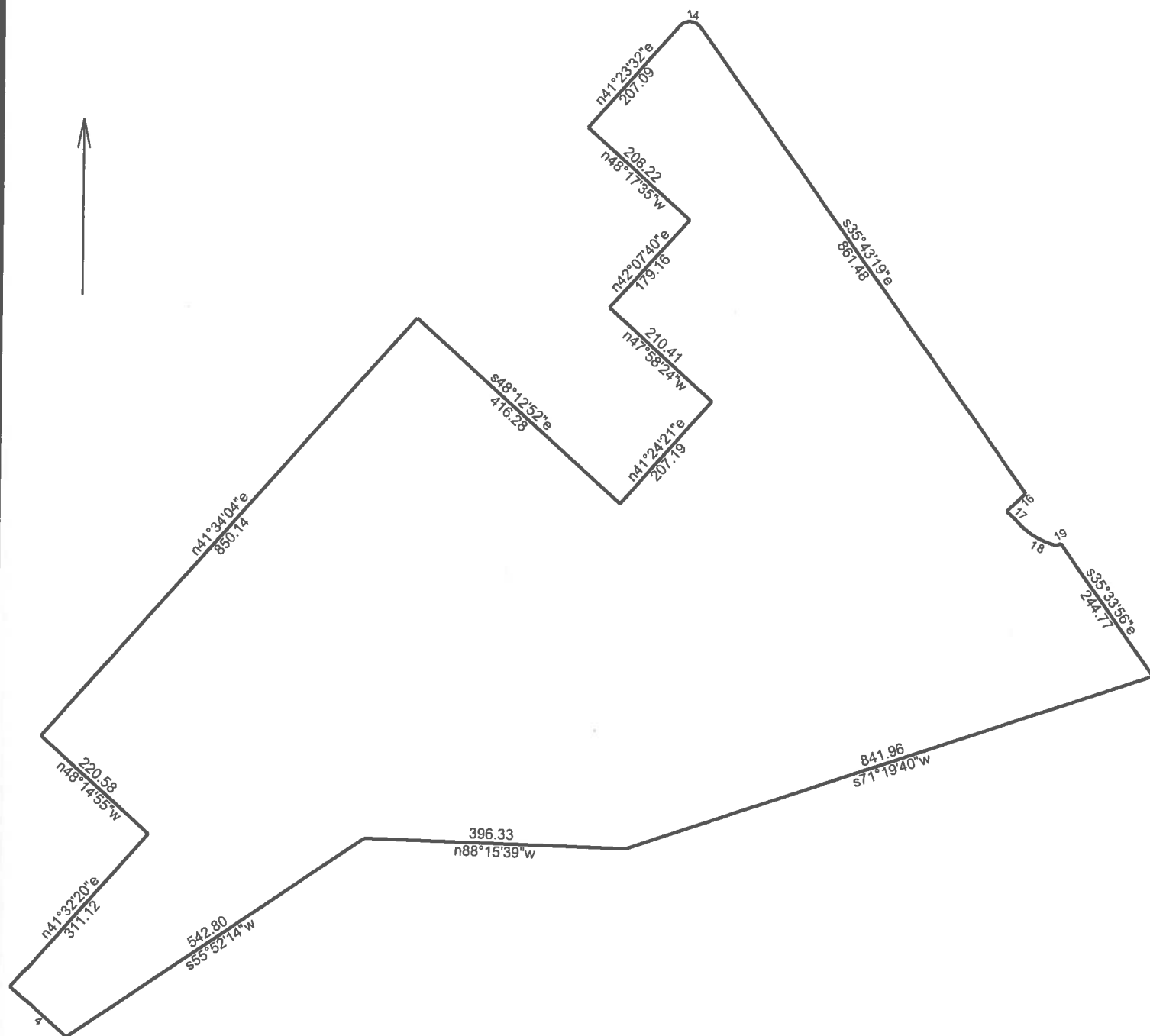
THENCE: **N 60°35'47" E**, along and with the southeast line of Higgins Road, a northwest line of the 65.033 acre tract and the tract described herein, a distance of **7.21 feet** to a found ½" iron rod for the west corner of the 0.127 acre tract, and an exterior corner of the tract described herein, from which a found ½" iron rod bears **N 60°35'47" E**, a distance of 1.76 feet in the southwest line of Higgins Road for the north corner of the 0.127 acre tract and an exterior corner of the 65.033 acre tract;

THENCE: **S 35°33'56" E**, along and with the southwest line of the 0.127 acre tract, the northeast line of the tract described herein, a distance of **244.77 feet** to the **POINT OF BEGINNING** and containing **24.16 acres**, more or less, situated in Bexar County, Texas. Bearings are based on NAD83 (2011) Texas State Plane South Central Zone, 4204.

Job No.:	18-137
Prepared by:	KFW Surveying
Date:	January 11, 2019
Revised:	January 15, 2019
File:	S:\Draw 2018\18-137 4438 Stahl Road - Austin\DOCS\FN - 24.16AC.doc



James Janisse



1/15/2019

Scale: 1 inch= 222 feet

File: 24.16 ac 2.ndp

Tract 1: 24.1632 Acres, Closure: s02.1428e 0.01 ft. (1/671868), Perimeter=5986 ft.

01 s71.1940w 841.96
 02 n88.1539w 396.33
 03 s55.5214w 542.80
 04 n48.3802w 113.50
 05 n41.3220e 311.12
 06 n48.1455w 220.58
 07 n41.3404e 850.14
 08 s48.1252e 416.28
 09 n41.2421e 207.19
 10 n47.5824w 210.41
 11 n42.0740e 179.16
 12 n48.1735w 208.22
 13 n41.2332e 207.09

14 Rt, r=20.00, arc=35.82, chord=s86.4610e 31.22
 15 s35.4319e 861.48
 16 s46.4834w 39.37
 17 s48.5834e 17.85
 18 Lt, r=114.27, arc=74.66, chord=s57.5259e 73.34
 19 n60.3547e 7.21
 20 s35.3356e 244.77