

PFEIFFER LAND SURVEYING

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FIELD NOTES FOR AN 11.972 ACRE TRACT OF LAND

Being an **11.972 acre** tract of land out of Lot 18, NCB 8644, Bittersweet Subdivision, City of San Antonio recorded in Volume 9520, Page 14, Plat Records, Bexar County, Texas, (including a possible remaining portion of a right-of-way dedication to the City of San Antonio, Texas) said **11.972 acre** tract also being all of that certain 11.98 acre tract of land recorded in Book 19064, Pages 798-801, Official Public Records, Bexar County, Texas, said **11.972 acre** tract of land being more particularly described by metes and bounds as follows:

Beginning at a ½" iron rod found with a yellow "BMB INC." plastic cap in the southwest right-of-way line of Wurzbach Parkway for the east corner of the herein described tract, said point also being at the east corner of the above referenced 11.98 acre tract and in the southeast line of the above referenced Lot 18;

Thence, departing the southwest right-of-way line of Wurzbach Parkway with the southeast line of said 11.98 acre tract and the southeast line of said Lot 18, **South 40 degrees 54 minutes 53 seconds West**, at 558.88 feet passing a 1" iron rod found and continuing a total distance of **579.14 feet** to a 1" iron rod found for the south corner of the herein described tract, said point also being at the south corner of said 11.98 acre tract, the south corner of Lot 18 and the east corner of that certain 9.804 acre tract of land recorded in Volume 8385, Page 1676, Official Public Records, Bexar County, Texas;

Thence, with the southwest line of said 11.98 acre tract, the southwest line of said Lot 18 and the northeast line of said 9.804 acre tract, **North 49 degrees 07 minutes 09 seconds West**, at 21.31 feet passing a 1" iron rod found and continuing a total distance of **947.51 feet** to a ½" iron rod found in the southeast right-of-way line of Jones Maltsberger Road for the west corner of the herein described tract, said point also being at the west corner of said 11.98 acre tract and bears South 49 degrees 07 minutes 09 seconds East, a distance of 10.00 feet from a ½" iron rod found at the west corner of said Lot 18 and the north corner of said 9.804 acre tract;

Thence, in part with the southeast right-of-way line of Jones Maltsberger Road, in part with the southwest right-of-line of Wurzbach Parkway and multiple northwesterly and northeasterly lines of said 11.98 acre tract, the following seven (7) courses and distances:

North 40 degrees 23 minutes 17 seconds East, a distance of **384.81 feet** to a found Texas Department of Transportation brass disc right-of-way monument;

North 55 degrees 16 minutes 57 seconds East, a distance of **88.52 feet** to a ½" iron rod found with a yellow "BMB INC." plastic cap;

North 85 degrees 31 minutes 36 seconds East, a distance of **84.66 feet** to a ½" iron rod found with a yellow "BMB INC." plastic cap;

South 52 degrees 33 minutes 39 seconds East, a distance of **449.06 feet** to a ½" iron rod found with a yellow "BMB INC." plastic cap;

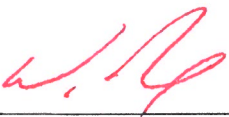
South 51 degrees 17 minutes 55 seconds East, a distance of **163.45 feet** to a ½" iron rod found;

South 52 degrees 26 minutes 36 seconds East, a distance of **230.85 feet** to a ½" iron rod found with a yellow "BMB INC." plastic cap at the beginning of a curve;

and around a curve in a counterclockwise direction having a central angle of **01 degrees 31 minutes 55 seconds**, an arc distance of **27.68 feet**, a radius of **1035.10 feet** and a chord that bears **South 52 degrees 52 minutes 47 seconds East**, a distance of **27.68 feet** to the **Point of Beginning** containing **11.972 acres** of land.

Note: The bearings are based on the Texas State Plane Coordinate System, South Central Zone, 4204, NAD83. A survey drawing of the above described tract was prepared.





Wes Rexrode
Registered Professional Land Surveyor No. 6001
Job Number: 151-18 (11.972 Acre Tract)