

18.66 ACRES

FIELD NOTES OF A 18.66 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BECAR COUNTY, TEXAS BEING A PORTION OF THE REMAINDER OF LOT 2, BLOCK 11, N.C.B. 18333 OF THE CROWNRIDGE – ACE INVESTMENTS SUBDIVISION OF RECORD IN VOLUME 9545, PAGES 189-192 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND CONVEYED TO FIRST NATIONAL BANK OF RECORD IN VOLUME 15266, PAGE 877 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

BEGINNING at point in the northeast right-of-way line of Babcock Road and the northeast right-of-way line of Babcock road and the south corner of Lot 5, Block 11 of the Terramont Village Subdivision of record in Volume 9720, Page 196 of the Deed and Plat Records of Bexar county, Texas for the west corner of the remainder of Lot 2 and this tract.

THENCE, with the northwest line of this tract and the remainder of Lot 2 and the southwest line of Lot 5 & 6 of the Terramont Village Subdivision and a 12.00 acre tract of land conveyed to Juan Martin of record in Volume 4499, Page 1465 of the Official Public Records of Bexar County, Texas the following two (2) calls:

1. North 20°01'24" East 529.41 feet to an interior corner of Lot 6 and a northwest corner of this tract, and
2. North 55°23'01" East 276.88 feet to a point for an angle.

THENCE, with the northeast line of this tract cutting across Lot 2 the following four (4) calls:

1. South 34°09'33" East 358.02 feet to a point for and angle,
2. South 77°32'11" East 263.15 feet to a point for and angle,
3. North 61°12'14" East 212.02 feet to a point for and angle, and
4. South 86°35'22" East 491.39 feet to a point in the northeast line of the remainder of Lot 2 and the southwest line of a 80.66 acre tract of land conveyed to LNJ Partners, Ltd. of record in Volume 16372, Page 698 of the Official Public Records of Bexar County, Texas for an angle.

THENCE, South 50°56'48" East 273.99 feet with the northeast line of this tract the Lot 2 and the southwest line of the 80.66 acre tract to a point for the east corner of this tract.

THENCE, with the southeast line of this tract cutting across the remainder of lot 2 the following Five (5) calls:

1. South 39°11'20" West 238.87 feet to a point for and angle,
2. South 05°56'44" East 67.18 feet to a point for and angle,
3. South 51°04'47" East 11.39 feet to a point for and angle,
4. South 38°55'13" West 130.00 feet to a point for and angle, and
5. South 51°04'47" East 74.42 feet to a point for the north right-of-way corner of Burnett Bluff for a southeast corner of this tract.

THENCE, South 38°55'13" West 50.00 feet with the southeast line of this tract and the remainder of Lot 2 and the northwest right-of-way line of Burnett Bluff to a point for the north corner of Lot 18, Block 14 of the Heights of Crownridge, Unit 1 Subdivision of record in Volume 9590, Page 131 of the Deed and Plat Records of Bexar County, Texas for a south corner in this tract.

THENCE, with the south line of this tract cutting across the remainder of lot 2 the following Twelve (12) calls:

1. North 51°04'47" West 86.69 feet to a point for and angle,
2. North 89°27'36" West 347.83 feet to a point for and angle,
3. South 56°36'25" West 216.62 feet to a point for and angle,
4. North 57°42'52" West 256.60 feet to a point for and angle,
5. South 71°51'50" West 81.20 feet to a point for and angle,
6. North 58°57'47" West 362.98 feet to a point for and angle,
7. North 08°33'24" East 371.35 feet to a point for and angle,

8. North 41°34'31" West 73.66 feet to a point for and angle,
9. South 55°23'01" West 218.18 feet to a point for and angle,
10. South 20°01'24" West 212.66 feet to a point for and angle,
11. South 08°20'41" East 75.30 feet to a point for the beginning of a curve to the right,
12. Curve with a Radius of 130.00 and length of 153.27 feet to the end of the curve in the northeast right-of-way line of Babcock road and the southwest line of the remainder of Lot 2 for a southwest corner in this tract.

THENCE, with the southwest line of this tract and the remainder of lot 2 and the northeast right-of-way line of Babcock Road the following Two (2) calls:

1. Curve to the right with a Radius of 1341.30 and length of 10.09 feet the end of the curve, and
2. North 20°01'24" East 529.41 feet the **POINT OF BEGINNING** and containing 18.66 acres of land.

"This document was prepared under 22 TAC §663.21, 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."

