

**FIELD NOTES FOR A 3.010 ACRE TRACT OF LAND**

A **3.010 acre** tract of land, situated in the City of San Antonio, New City Block (NCB) 18285, out of the E. Plunkett Survey No. 72, Abstract 573, Bexar County, Texas and being all of a called 0.852 acre tract of land as described in Volume 4605 Page 223, and all of a called 2.160 acre tract of land as described in Volume 4535 Page 1722, both of the Official Public Records of Bexar County, Texas. Said **3.010 acre** tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a found pk nail in the cutback between the southerly right-of-way line of F.M. 1957, also known as Culebra Rd., a called 120' right-of-way, as shown on the Texas Department of Transportation (TxDOT) Right-of-Way (R.O.W.) Map, CSJ No. 2104-02-013, and the northwesterly right-of-way line of F.M. 1957, also known as Potranco Rd., for the northeast corner of Lot 24, Block 1, NCB 18285 of the Richard King Subdivision – Replat of record in Volume 9549 Page 69 of the Deed and Plat Records of Bexar County, Texas, for the southeast corner of said 0.852 acre tract and the tract described herein, from which a found TxDOT R.O.W. Monument for the south corner of said cutback and the southeast corner of said Lot 24 bears, S 06° 29' 02" W, a distance of 79.14 feet;

**THENCE: N 83° 14' 46" W**, departing said cutback and with the southerly lines of said 0.852 acre tract and said 2.160 acre tract, the north line of said Lot 24 and 25 of said Richard King Subdivision, a distance of **369.23 feet** to a found ½" iron rod for the northwest corner of said Lot 25, in the west line of a called 0.106 acre tract of land as described in Volume 3316 Page 1616 of the Official Public Records, for the southwest corner of said 2.160 acre tract and the tract described herein, from which a found TxDOT R.O.W. Monument in the northwest right-of-way line of Potranco Rd., and for the southwest corner of said Lot 25 bears, S 06° 14' 08" W, a distance of 397.39 feet;

**THENCE: N 06° 48' 21" E**, with the west line of said 2.160 acre tract, a distance of **502.71 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" in the southerly right-of-way line of Culebra Rd., for the northwest corner of said 2.160 acre tract and the tract described herein, from which a found ½" iron rod in the southerly right-of-way line of Culebra Rd., the westerly line of said 0.106 acre tract, and for the northeast corner of Lot 29, Block 1, NCB 18285 of the 7272 Culebra Subdivision of record in Volume 9602 Page 35 of the Deed and Plat Records of Bexar County, Texas bears, N 44° 38' 23" W, a distance of 6.45 feet;

**THENCE: S 44° 38' 23" E**, with the southerly right-of-way line of Culebra Rd., the northerly lines of said 0.852 acre tract and said 2.160 acre tract, a distance of **470.65 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" at the north end of said cutback, for the northeast corner of said 0.852 acre tract and the tract described herein;

**THENCE: S 06° 29' 02" W**, with said cutback and the east line of said 0.852 acre tract, a distance of **209.04 feet** to the **POINT OF BEGINNING** and containing **3.010 acres** of land situated in the City of San Antonio, Comal County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document. Distances recited herein are grid distances. Field Work performed the week of 4/1/2019.



Job # 19-4022 3.010 Acres

Date: June 26, 2019