

# Dye Development, Inc.

Real Estate Development • Engineers • Surveyors • Planners  
TBPE: Texas Registered Firm F-9539  
TBPLS: Texas Registered Firm #10092200

February 11, 2020

Zoning Case: Z-2019-10700338

## Field Notes – C2 CD – Office/Warehouse 2.000 Acre Tract -Ingram Road

**BEING:** a 2.000 acre tract situated in the Elizabeth Plunkett Survey No. 72, County Block 4433, N.C.B. 18082, City of San Antonio, Bexar County, Texas, and being out of an 18.200 acre tract (i.e. parent tract) described in a deed recorded in Volume 10602, Page 1399, Official Public Records (OPR), Bexar County, Texas; said 2.000 acre tract being more particularly described as follows:

**BEGINNING:** at a ½" iron pin found for the east corner of the herein described tract and lying in the southwest line of Lot 3, N.C.B 18082, Greystone Subdivision, according to the plat recorded in Volume 9507, Page 8, Deed and Plat Records of said County; said pin also being a corner of the northwest right-of-way line of Ingram Road (98.62 feet wide at this point); said pin being N.24°12'18"W, partially along said right-of-way, 26.24 feet from the east corner of the parent tract; said pin being N.24°12'18"W, along said right-of-way, 13.25 feet from a point being the south corner of said Lot 3 and a corner of the said right-of-way (86.00 feet wide);

**THENCE:** across the parent tract the following calls:

- S.65°50'23"W, with the said right-of-way line, 364.51 feet to a point being the south corner of the herein described tract;
- N.44°34'09"W, 35.00 feet northeasterly of and parallel to the parent tract's southwest line, 229.81 feet to a point being the west corner of the herein described tract;
- N.65°50'23"E, 444.48 feet to a point being the north corner of the herein described tract, and lying in the common line of said Lot 3 and the parent tract;

**THENCE:** S.24°12'18"E, with the said common line, 215.38 feet to the **POINT OF BEGINNING**, and containing 2.000 acres of land.

Note: The basis of bearings for this legal description is the Texas State Plane Coordinate System Grid, South Central Zone.



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David W. Dye III RPLS #4734  
President  
Dye Development, Inc.

