

FIELD NOTE DESCRIPTION

FIELD NOTE DESCRIPTION of a 5.773 acre tract of land situated within the corporate limits of the City of San Antonio and out of the William Small Survey No. 26, Abstract 670, New City Block 10879 and being a portion of a 1,308.68 acre tract of land as described in Volume 9481, Page 934, Bexar County Official Public Records; in all, said 5.773 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod set (Westwood) at the southeast intersection of the south line of Sidney Brooks (a variable width right-of-way) recorded in Volume 9707, Pages 84-86, Bexar County Deed and Plat Records and the east line of Kennedy Hill (a 70' right-of-way) recorded in said Volume 9707, Pages 84-86 for a southwest corner and the **POINT OF BEGINNING** of the herein described tract of land;

THENCE, along the east line of said Kennedy Hill, North 30° 03' 40" East, 511.36 feet to a 1/2" iron rod found (Stantec) on the south line of Lot 1, Block 14, BCB-Unit 20A & 20D recorded in Volume 9679, Pages 124-126, said Deed and Plat Records for the north corner of the herein described tract of land;

THENCE, along the south line of said Lot 1, South 59° 56' 20" East, 552.99 feet to a 1/2" iron rod set (Westwood) on the west line of Lot 902, Block 8, Brooks Linear Park recorded in Volume 20001, Pages 174-177, said Deed and Plat Records for the east corner of the herein described tract of land;

THENCE, along the west line of said Lot 902, the following courses:

South 40° 06' 13" West, 86.40 feet to a 1/2" iron rod set (Westwood),
North 84° 16' 10" West, 44.01 feet to a 1/2" iron rod set (Westwood),
South 30° 03' 39" West, 134.78 feet to a 1/2" iron rod set (Westwood),
South 16° 43' 30" West, 32.32 feet to a 1/2" iron rod set (Westwood), and
South 40° 06' 13" West, 154.23 feet, to a 1/2" iron rod set (Westwood) on the north line of Sidney Brooks, (an 86' private street) recorded in City of San Antonio Ordinance No. 99029 for the southeast corner of the herein described tract of land;

THENCE, along the north line of said Sidney Brooks, South 89° 19' 41" West, 21.02 feet to a 1/2" iron rod set (Westwood) at the beginning of a tangent curve to the right;

THENCE, continuing along said north line and with the arc of said curve pass the common western terminus of said Sidney Brooks (CoSA Ord. 99029), the eastern terminus of said Sidney Brooks (9707/84-86, DPR), in all with an arc length of 224.21 feet, a radius of 757.00 feet, a delta of 16° 58' 12" and a chord bearing and distance of North 82° 11' 13" West, 223.39 feet to a 1/2" iron rod set (Westwood);

THENCE, continuing along the north line of said Sidney Brooks (9707/84-86) the following courses:

North 63° 21' 03" West, 114.17 feet to a 1/2" iron rod set (Westwood) at the beginning of a non-tangent curve to the right,
Along the arc of said curve with an arc length of 66.22 feet, a radius of 745.00 feet, a delta of 5° 05' 34" and a chord bearing and distance of North 62° 29' 07" West, 66.20 feet to a 1/2" iron rod set (Westwood),

North 59° 56' 20" West, 58.45 feet to a 1/2" iron rod set (Westwood) at the beginning of a tangent curve to the right with an arc length of 23.56 feet, a radius of 15.00 feet, a delta of 90° 00' 0" and a chord bearing and distance of 14° 56' 20" West, 21.21 feet to the **POINT OF BEGINNING**.

Containing in all 5.773 acres or 251,454 square feet of land.

CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES TO (Buyer), AND CHICAGO TITLE INSURANCE COMPANY, THAT HE IS A DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, AND FURTHER THAT:

THIS PLAT OF SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON HAS BEEN PREPARED FROM AN ACTUAL ON THE GROUND SURVEY BY ME AND/OR EMPLOYEES UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, NO VISIBLE ENCROACHMENTS HAVE BEEN FOUND EXCEPT AS NOTED ON THE FOREGOING SURVEY.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.


Jason R. Gabriel, R.P.L.S., Texas No. 6530

Date: 04/07/2020

