

**FIELD NOTES
FOR**

A 1.812-acre tract being a portion of Lot 1, Block 1, N.C.B. 16816, Shaw Subdivision, Unit 1, San Antonio, Texas, as recorded in Volume 9516, Page 149, Deed and Plat Records of Bexar County, Texas, and a 0.010 acres (428 S.F.) of land out of a 69.9-acre tract in the John Coker Survey No. 12, Abstract No. 125, as recorded in Volume 1463, Page 488, of the Official Public Records of Real Property of Bexar County, Texas.

- BEGINNING:** At a found ½" iron pin, said pin being along southeast right-of-way line of West Avenue and being N40°12'38"E, a distance of 35.06 feet from the intersection of southeast right-of-way line of West Avenue and northeast right-of-way line of West North Loop Road's new alignment and being the Point of Beginning;
- THENCE:** Along the southeast right-of-way line of West Avenue, N40°12'38"E, a distance of 154.82 feet to a found ½" iron pin for an angle point, said point being the most northerly corner of this tract;
- THENCE:** Departing the southeast right-of-way line of West Avenue, S75°37'05"E, a distance of 313.17 feet to a found ½" iron pin for an angle point, said point being the most easterly corner of this tract and Lot 1 of the Shaw Subdivision and the most northerly corner of the 0.010 acre tract;
- THENCE:** Departing the easterly corner of Lot 1 and along the southeast line of the 0.010-acre tract, S22°32'13"W, a distance of 108.85 feet to a found ½" iron pin for an angle point;
- THENCE:** Continuing along the southeast line of the 0.010-acre tract, S25°41'34"W, a distance of 136.75 feet to a found ½" iron pin for a point of curvature, said point being the most southerly corner of this tract and along the new West North Loop Road alignment as recorded in Volume 16800, Page 1246, of the Official Public Records of Real Property of Bexar County, Texas;
- THENCE:** Along the new West North Loop Road alignment right-of-way on a curve to the right, whose radius is 470.00 feet, having central angle of 35°58'23", having a chord bearing of N67°52'23"W, a distance of 295.09 feet to a found ½" iron pin for a PT;
- THENCE:** Continuing along the new West North Loop Road alignment right-of-way, N49°53'11"W, a distance of 38.22 feet to a found ½" iron pin for a point of curvature;

THENCE: Along said curve to the right whose radius is 35.00 feet, having a central angle of $90^{\circ}05'49''$, having a chord bearing of $N04^{\circ}50'17''W$, a distance of 55.04 feet to the Point of Beginning and containing 1.812 acres of land.

Job No.: 1153-00
Date: June 15, 2020

