

Z-2020-10700135

FIELD NOTES FOR:

1.461 ACRES OUT OF A 38.65 ACRE TRACT, LOCATED IN NCB 17726, SAN ANTONIO, BEXAR COUNTY, TEXAS
RECORDED IN VOLUME 12736, PAGE 1382 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS,
AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: At a set $\frac{1}{2}$ " iron rod stamped "GIBBONS" on south right of way line of F.M. Hwy. Loop 1604 (public right of way, width varies), the northeast corner of Lot 4, Block 84, NCB 17726, O'CONNOR CENTURION COMMERCIAL II SUBDIVISION, according to the plat thereof recorded in Volume 9566, Page 135 of the Deed and Plat Records of Bexar County, Texas, being North $84^{\circ}56'13"$ East 294.84' from a cut-back line joining the east right of way line of O'Connor Road, said set iron rod having Texas State Plain grid coordinates of North = 13,766,632.29 and East = 2,157,977.79, South Central Zone, the northwest corner of this tract;

THENCE: North $84^{\circ}56'13"$ East (bearings are based on GPS observations) 212.53' with the south right of way line of F.M. Hwy. 1604 to a set $\frac{1}{2}$ " iron rod stamped "GIBBONS", the northeast corner hereof;

THENCE: South $05^{\circ}03'47"$ East 245.45' to a set $\frac{1}{2}$ " iron rod stamped "GIBBONS", the northeast corner of a 0.842 acre tract surveyed by others, the southeast corner hereof;

THENCE: South $85^{\circ}01'18"$ West 262.52' to a found $\frac{1}{2}$ " iron rod stamped "CEC" on the east line of said Lot 4, the southwest corner hereof;

THENCE: North $05^{\circ}03'47"$ West 215.07' with the east line of said Lot 4 to a set $\frac{1}{2}$ " iron rod stamped "GIBBONS", the southwest end of a cut-back line;

THENCE: North $53^{\circ}58'23"$ East 58.30' with the cut back line to the POINT OF BEGINNING of this 1.461 acre (63,635 square feet) tract in Bexar County, Texas.

THESE FIELD NOTES TOGETHER WITH A SURVEY MAP WERE PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY EMPLOYEES OF GIBBONS SURVEYING & MAPPING, INC. WHO WERE WORKING UNDER MY SUPERVISION AND DIRECTION.

Gary A. Gibbons

Gary A. Gibbons, R.P.L.S. #4716
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GAG/ps



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