

FIELD NOTES FOR A 123.9 ACRE TRACT OF LAND

A **123.9 acre** tract of land, out of the Cruz Landin Survey No. 46, Abstract 421, County Block 4298, and the Joseph Jordan Survey No. 45, Abstract 374, County Block 4296, Bexar County, Texas and being the remaining portion of a called 130 acre tract of land as described in Volume 1498 Page 250, all of a called 31.52 acre tract of land as described in Volume 14362 Page 983, the remaining portion of a called 62.8 acre tract of land as described in Volume 4819 Page 1850, and all of a called 4 acre tract of land as described in Volume 2489 Page 329, all of the Official Public Records of Bexar County, Texas. Said **123.9 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a found ½” iron rod with a red plastic cap stamped “RPLS 4724” in the north right-of-way line of Watson Road, a variable width right-of-way, for the southwest corner of a 30’ R.O.W. Dedication as shown on the Watson Road Subdivision Plat of record in Volume 9701 Page 143 of the Deed and Plat Records of Bexar County, Texas, in the southerly line of said 130 acre tract, for the most southerly southeast corner of said 31.52 acre tract and the tract described herein;

THENCE: N 80° 52’ 59” W, with the north right-of-way line of Watson Road, and southerly line of said 130 acre tract and said 31.52 acre tract, a distance of **666.60 feet** to a set ½” iron rod with a red plastic cap stamped “Matkin Hoover Eng. & Survey” for the east corner of a called 0.164 acre tract of land as conveyed to Bexar County of record in Volume 7781 Page 275 of the Official Public Records of Bexar County, Texas, and for an angle of the tract described herein;

THENCE: With the north right-of-way line of Watson Road and the north lines of said 0.164 acre tract, the following two (2) courses:

1. **N 78° 28’ 11” W**, a distance of **502.06 feet** to a set ½” iron rod with a red plastic cap stamped “Matkin Hoover Eng. & Survey” for an angle of the tract described herein, and
2. **N 80° 45’ 11” W**, a distance of **110.32 feet** to a found ½” iron rod at the southeast corner of a called 3.00 acre tract of land as described in Volume 19072 Page 726 of the Official Public Records of Bexar County, Texas, in the west line of said 130 acre tract and for the southwest corner of the tract described herein;

THENCE: N 08° 30’ 08” E, with the west line of said 130 acre tract and the east line of said 3.00 acre tract, a distance of **716.76 feet** to a found ½” iron rod for the northeast corner of said 3.00 acre tract, in the east line of a called 160.70 acre tract of land as conveyed to Septimus Ranch, Ltd., of record in Document No. 20120254354 of the Official Public Records of Bexar County, Texas, and being out of that certain tract of land as described as 200.7 acre tract of land of record in Volume 429 Page 430 of the Deed Records of Bexar County, Texas and an angle of the tract described herein:

THENCE: N 09° 24’ 10” E, with the east line of said 200.7 acre tract and the west line of said 130 acre tract, a distance of **2166.68 feet** to a set ½” iron rod with a red plastic cap stamped “Matkin Hoover Eng. & Survey” in the south line of a called 56.201 acre tract of land as described in Volume 5046 Page 773 of the Official Public Records of Bexar County, Texas, at the northeast corner of said 200.7 acre tract, for the northwest corner of said 130 acre tract and the tract described herein, from which a found 1” iron pipe in the north line of said 200.7 acre tract and for the southwest corner of said 56.201 acre tract bears, **N 80° 52’ 03” W**, a distance of 481.13 feet;

THENCE: S 80° 52’ 03” E, with the north line of said 130 acre tract and the south line of said 56.201 acre tract, a distance of **360.64 feet** to a found 5/8” iron rod for the southeast corner of said 56.201 acre tract, the southwest corner of a called 66.00 acre tract of land as described in Volume 5046 Page 777 of the Official Public Records of Bexar County, Texas, and for an angle of the tract described herein;

THENCE: S 80° 44' 15" E, with the south line of said 66.00 acre tract and the north line of said 130 acre tract and said 31.52 acre tract, a distance of **898.34 feet** to a found ½" iron rod at the southeast corner of said 66.00 acre tract, at the southwest corner of a called 100 acre tract of land as described in Volume 562 Page 464 of the Deed Records of Bexar County, Texas and for an angle of the tract described herein;

THENCE: S 81° 31' 54" E, with the north line of said 130 acre tract and said 31.52 acre tract, and the south line of said 100 acre tract, a distance of **134.85 feet** to a found ½" iron rod with a red plastic cap stamped "RPLS 4724" for the northeast corner of said 31.52 acre tract, in the north line of said 62.8 acre tract and for an angle of the tract described herein;

THENCE: S 80° 48' 11" E, with the south line of said 100 acre tract, and the north line of said 62.8 acre tract and said 130 acre tract, a distance of **554.57 feet** to a found ½" iron rod at the northwest corner of a called 43.64 acre tract of land as described in Document No. 20070020634 of the Official Public Records of Bexar County, Texas, at the northeast corner of said 130 acre tract and said 62.8 acre tract, at the north end of a Boundary Line Agreement of record in Volume 12645 Page 1403 of the Official Public Records of Bexar County, Texas, and for the northeast corner of the tract described herein;

THENCE: S 08° 46' 02" W, with said Boundary Line Agreement, a distance of **1412.48 feet** to a found ½" iron rod with a red plastic cap stamped "RPLS 5482" at the southwest corner of a called 17.02 acre tract of land as described in Document No. 20110075123 of the Official Public Records of Bexar County, Texas, at the northwest corner of a called 6.76 acre tract of land as described in Document No. 20170112382 of the Official Public Records of Bexar County, Texas, in the east line of said 130 acre tract and said 62.8 acre tract, and for an angle of the tract described herein;

THENCE: S 09° 24' 57" W, with the east line of said 130 acre tract and said 62.8 acre tract, and the west line of said 6.76 acre tract, a distance of **381.12 feet** to a found ½" iron rod for the southwest corner of said 6.76 acre tract, the northwest corner of a called 4.00 acre tract of land as described in Document No. 20160185696 of the Official Public Records of Bexar County, Texas and for an angle of the tract described herein;

THENCE: S 09° 24' 25" W, with the east line of said 130 acre tract and said 62.8 acre tract, and the west line of said 4.00 acre tract, a distance of **349.31 feet** to a found ½" iron rod with a red plastic cap stamped "RPLS 5482" at a southwest corner of said 4.00 acre tract, the northwest corner of a called 1.1327 acre tract of land as described in Volume 7192 Page 1548 of the Official Public Records of Bexar County, Texas, and for an angle of the tract described herein;

THENCE: S 09° 40' 04" W, with the east line of said 130 acre tract and said 62.8 acre tract, and the west line of said 1.1327 acre tract, a distance of **287.54 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" at the northeast corner of a called 2.0 acre tract of land as described in Volume 6310 Page 684 of the Official Public Records of Bexar County, Texas, in the west line of a called 2.986 acre tract of land as described in Volume 1495 Page 684 of the Official Public Records of Bexar County, Texas, for the southeast corner of said 62.8 acre tract and the tract described herein;

THENCE: S 83° 43' 48" W, with the south line of said 62.8 acre tract and the north line of said 2.0 acre tract, a distance of **196.97 feet** to a found ½" iron rod in the east line of Lot 2, Block 4 of said Watson Road Subdivision, for the northwest corner of said 2.0 acre tract, for a southerly exterior corner of said 62.8 acre tract and the tract described herein;

THENCE: With the common lines between said 62.8 acre tract, said 31.52 acre tract and said Watson Road Subdivision, the following three (3) courses:

1. **N 10° 33' 51" E**, a distance of **46.91 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for an interior corner of the tract described herein,
2. **S 83° 48' 56" W**, a distance of **525.54 feet** to a found ½" iron rod for an interior corner of the tract described herein, and
3. **S 05° 32' 03" W**, a distance of **329.31 feet** to the **POINT OF BEGINNING** and containing **123.9 acres** of land situated in Bexar 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. Field work performed the week of August 27, 2019. Portions of referenced boundary are described in the records by varas, a 2.7778/us survey foot conversion was used for purposes of this survey.

Job # 19-4086 123.9 Acres

Date: October 10, 2019

