

RICKMAN LAND SURVEYING

A 120.31 ACRE TRACT

FIELD NOTES OF A 120.31 ACRE TRACT OF LAND OUT OF THE JUAN MONTEZ GRANT SURVEY NO. 6, ABSTRACT NO. 11, COUNTY BLOCK 4007, BEXAR COUNTY, TEXAS, AND BEING ALL THE REMAINDER OF A 97.14 ACRE TRACT AND ALL OF A 23.5 ACRE TRACT DESCRIBED IN DEED TO SHIRLEY ANN ROEMER AND LOU MARIE GREEN OF RECORD IN VOLUME 18738, PAGE 1444, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, A PORTION OF A 1.0 ACRE TRACT DESCRIBED IN DEED TO SHIRLEY ANN ROEMER OF RECORD IN VOLUME 5385, PAGE 712, DEED RECORDS, BEXAR COUNTY, TEXAS, AND A PORTION OF A 0.55 ACRE TRACT DESCRIBED IN DEED TO SHIRLEY ANN ROEMER OF RECORD IN VOLUME 18738, PAGE 1448, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: NOTE: (BASIS OF BEARING IS TEXAS SOUTH CENTRAL ZONE 4204, NAD83.)

BEGINNING: At a 5/8" iron rod found in the west line of Interstate Highway 37, for the east corner of a 137.669 Acre Tract described in deed to I-37 Park, Ltd., of record in Volume 14348, Page 1372, Official Public Records, Bexar County, Texas, the most easterly northeast corner of the Remainder of the 97.14 Acre Tract, This Tract and the POINT OF BEGINNING:

THENCE: S 04°38'07" E, 196.24 feet with the west right of way line of Interstate Highway 37 and the east line of the Remainder of the 97.14 Acre Tract and This Tract, to a 5/8" iron rod found for the north corner of a 14.981 Acres Tract described in deed to I-37 Park, Ltd., of record in Volume 6943, Page 13, Official Public Records, Bexar County, Texas, and the most easterly southeast corner of the Remainder of the 97.14 Acre Tract and This Tract;

THENCE: S 37°25'15" W, 1319.21 feet, departing the west right of way line of Interstate Highway 37, with the northwest line of the 14.981 Acre Tract and the southeast line of the 97.14 Acre Tract and This Tract, to a 1 inch pipe found in the northeast line of a 10.25 Acre Tract described in deed to Teresa and Raymond Nunez of record in Volume 2598, Page 1124, Official Public Records, Bexar County, Texas, for the west corner of the 14.981 Acre Tract and the south corner of the 97.14 Acre Tract and This Tract;

THENCE: With the southwest line of the 97.14 Acre Tract and This Tract, the following calls and distances:

N 54°00'50" W, with the northeast line of the 10.25 Acre Tract, at a distance of 397.49 feet passing a fence post found for the north corner of the 10.25 Acre Tract and the east corner of a 26.696 Acre Tract described in deed to Donald R. and Diana A. Henze of record in Volume 3714, Page 1269, Official Public Records, Bexar County, Texas, at a distance of 1024.17 feet passing a 1/2" iron rod found for the north corner of the 26.696 Acre Tract and the east corner of a 21.09 Acre Tract described in deed to Donald R. and Diana A. Henze of record in Volume 7183, Page 230, Deed Records, Bexar County, Texas, at a distance of 1566.67 feet passing a 1/2" iron rod found for the north corner of the 21.09 Acre Tract and the east corner of a 10.714 Acre Tract described in deed to Daniel Fernandez Perez and Juanita Perez of record in Volume 17396, Page 558, Official Public Records, Bexar County, Texas, at a distance of 2154.66 feet passing a 1/2" iron rod with cap found for the north corner of the 10.714 Acre Tract and the east corner of the Remainder of a 38.68 Acre Tract described in deed to Harold Eugene Henze of record in Volume 8135, Page 1200, Official Public Records, Bexar County, Texas, for a total distance of 2404.44 feet to a 1/2" iron rod with cap stamped "RICKMAN" set for an angle point;

N 54°09'22" W, with the northeast line of the 38.68 Acre Tract, at a distance of 387.02 feet passing a ½" iron rod found for the north corner of the 38.68 Acre Tract and the east corner of the Remainder of an 87.195 Acre Tract described in deed to L.F. Lange and Marie M. Lange of record in Volume 6695, Page 335, Official Public Records, Bexar County, Texas, at a distance of 933.16 feet passing a 1 inch pipe found for the west corner of the 97.14 Acre Tract and the south corner of the 23.5 Acre Tract, at a distance of 1799.47 feet passing a fence post found for the north corner of the 87.195 Acre Tract and the east corner of a 15.0 Acre Tract of record in Volume 19017, Page 567, Official Public Records, Bexar County, Texas, for a total distance of 2261.81 feet to a ½" iron rod with cap stamped "RICKMAN" set for the south corner of a 1.00 Acre Tract described in deed to Rodney Gene Schlather, Sr., of record in Volume 9532, Page 1156, Official Public Records, Bexar County, Texas, for the most westerly northwest corner of the 23.5 Acre Tract and This Tract;

THENCE: Departing the northeast line of the 15.00 Acre Tract, with the east line of the 1.00 Acre Schlather Tract and the west line of the 23.5 Acre Tract and This Tract, the following calls and distances:

N 36°20'35" E, 184.75 feet to a ½" iron rod found for the east corner of the 1.00 Acre Tract and a reentrant corner of the 23.5 Acre Tract and This Tract;

N 54°09'22" W, 235.89 feet to a 3/8" iron rod found for the north corner of the 1.00 Acre Schlather Tract, the east corner of the 0.55 Acre Tract, the south corner of the 1.0 Acre Roemer Tract, the northwest corner of the 23.5 Acre Tract and a reentrant corner of This Tract;

THENCE: Across the 0.55 Acre Tract, with a southwest line of This Tract, the following calls and distances:

N 71°34'13" W, 17.35 feet to a ½" iron rod with cap stamped "RICKMAN" set for the beginning of a tangent curve to the right;

Northwesterly with an arc of a curve to the right, having a radius of 435.00 feet, a delta angle of 17°55'08", an arc length of 136.04 feet and a chord that bears N 62°36'39" W, a distance of 135.49 feet to a ½" iron rod with cap stamped "RICKMAN" set for a point of tangency;

N 54°14'49" W, 85.15 feet to a ½" iron rod with cap stamped "RICKMAN" set in the southeast right of way line of Blue Wing Road and the northwest line of the 0.55 Acre Tract for the northwest corner of This Tract;

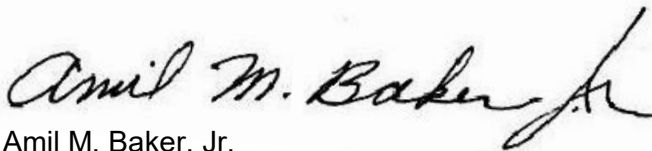
THENCE: N 36°20'35" E, with the southeast right of way line of Blue Wing Road, the northwest line of the 0.55 Acre Tract and This Tract at a distance of 25.25 feet passing the north corner of the 0.55 Acre Tract and the west corner of the 1.0 Acre Roemer Tract and continuing for a total distance of 70.00 feet to a ½" iron rod with cap stamped "RICKMAN" set for the western most north corner of This Tract;

THENCE: Departing the southeast right of way line of Blue Wing Road, across the 1.0 Acre Roemer Tract, with a northeast line of This Tract, the following calls and distances:

S 54°14'49" E, 84.80 feet to a ½" iron rod with cap stamped "RICKMAN" set for the beginning of a curve to the left;

Southeasterly with an arc of a curve to the left, having a radius of 365.00 feet, a delta angle of 24°22'42", an arc length of 155.30 feet and a chord that bears S 65°47'10" E, a distance of 154.13 feet to a ½" iron rod with cap stamped "RICKMAN" set in the east line of the 1.0 Acre Roemer Tract and the west line of the 23.5 Acre Tract for an interior corner of This Tract;

- THENCE: N 36°20'35" E, 109.29 feet with the southeast line of the 1.0 Acre Roemer Tract, the northwest line of the 23.5 Acre Tract and This Tract to a ½" iron rod with cap stamped "RICKMAN" set for the east corner of the 1.0 Acre Roemer Tract, the south corner of a 0.90 Acre Tract described in deed to Lou Marie and Dennis John Green recorded in Volume 6485, Page 743, Deed Records, Bexar County, Texas, the west corner of a 2.00 Acre Tract described in deed to Laura E. Carrasco of record in Volume 16076, Page 956, Official Public Records, Bexar County, Texas, and a north corner of the 23.5 Acre Tract and This Tract;
- THENCE: S 54°09'22" E, 330.55 feet, with the southwest line of the 2.00 Acre Tract and a northeast line of the 23.5 Acre Tract and This Tract to a ½" iron rod with cap stamped "RICKMAN" set for the south corner of the 2.00 Acre Tract and a reentrant corner of the 23.5 Acre Tract and This Tract;
- THENCE: N 36°20'35" E, with the southeast line of the 2.00 Acre Tract and a northwest line of the 23.5 Acre Tract and This Tract at a distance of 316.23 feet passing the east corner of the 2.00 Acre tract continuing across the 23.5 Acre Tract for a total distance of 376.24 feet to a ½" iron rod found in the southwest line of a 33.04 Acre Tract described in deed to Cody B. Byrom of record in Volume 8782, Page 972, Official Public Records, Bexar County, Texas and the northeast line of the 23.5 Acre Tract, for the western most north corner of This Tract;
- THENCE: S 54°03'22" E, with the southwest line of the 33.04 Acre Tract, the northeast line of the 23.5 Acre Tract and This Tract at a distance of 1233.55 feet passing a ½" iron rod found for the east corner of the 23.5 Acre Tract and the north corner of the remainder of the 97.14 Acre Tract and continuing for a total distance of 2167.50 feet to a ½" iron rod with cap stamped "RICKMAN" set for the south corner of the 33.04 Acre Tract, and a reentrant corner in the 97.14 Acre Tract and This Tract;
- THENCE: N 36°20'38" E, with the southeast line of the 33.04 Acre Tract and a northwest line of the 97.14 Acre Tract and This Tract, at a distance of 542.01 feet passing a 60D nail found in a 12 inch wood fence post for the east corner of the 33.04 Acre Tract, the south corner of an 11.048 Acre Tract described in deed to Calvin C. Mann, Jr., of record in Volume 16222, Page 1922, Official Public Records, Bexar County, Texas, for a total distance of 718.00 feet to a 1 inch Iron Pipe found in the southwest line of the 137.669 Acre Tract for the east corner of the 11.048 Acre Tract, the north corner of the 97.14 Acre Tract and This Tract;
- THENCE: With the southwest line of the 137.669 Acre Tract and the northeast line of the 97.14 Acre Tract and This Tract, the following calls and distances:
- S 54°21'56" E, 353.20 feet to a ½" iron rod with cap stamped "RICKMAN" set for an angle point;
- S 54°09'56" E, 1947.03 feet to the POINT OF BEGINNING and containing 121.89 acres of land in Bexar County, Texas, according to a survey on the ground on December 10, 2018, by Rickman Land Surveying.



Amil M. Baker, Jr.
Registered Professional Land Surveyor # 1469
Revised: January 29, 2019

