

FIELD NOTES FOR A 2.216 ACRE TRACT OF LAND

A **2.216 acre** tract of land, out of the W.H. Hughes Survey No. 173, Abstract 340, County Block 5996, and Maria F. Hernandez Survey No. 420, Abstract 314, County Block(C.B.) 4709, Bexar County, Texas, and being all of Lots 4-5, a portion of Lot 3, Block 2, of the Lake Side Acres Subdivision of record in Volume 4080 Page 202 of the Deed and Plat Records of Bexar County, Texas, and all of a called 0.295 acre tract of land and a portion of a called 0.509 acre tract of land as conveyed to AMK Properties, LLC., of record in Volume 13741 Page 615 of the Official Public Records of Bexar County, Texas. Said **2.216 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a found $\frac{1}{2}$ " iron rod in the southwest right-of-way line of Interstate Highway 10 (I.H.-10), a variable with right-of-way, as shown on the Texas Department of Transportation(T.X.D.O.T.) Right-Of-Way(R.O.W.) Map, CSJ No. 72-7-24, Acct. No. 9015-3-13, Proj. I 10-4(54)552, for the northwest corner of a called 1.506 acre tract of land as conveyed to MDW Limited Partnership, Inc., of record in Volume 9040 Page 2051 of the Official Public Records of Bexar County, Texas, for the northeast corner of said 0.295 acre tract and the tract described herein;

THENCE: S 00° 08' 44" W, departing the southwest right-of-way line of I.H.-10, and with the common line between said 0.295 acre tract and said 1.506 acre tract, a distance of **77.93 feet** to a found $\frac{3}{4}$ " iron rod for the southeast corner of said 0.295 acre tract, the northeast corner of said Lot 5 and an angle of the tract described herein;

THENCE: S 00° 25' 55" E, with the common line between said Lot 5 and said 1.506 acre tract, a distance of **159.87 feet** to a found $\frac{1}{2}$ " iron rod for the northeast corner of Lot 6, Block 2 of said Lake Side Acres Subdivision, for the southeast corner of said Lot 5 and the tract described herein;

THENCE: S 67° 14' 09" W, with the common line between said Lots 5 and 6, a distance of **217.14 feet** to a found 1" iron pipe in the northeast right-of-way line of Waterview Drive, a called 60' right-of-way, as shown on said Lake Side Acres Subdivision Plat, for the northwest corner of said Lot 6, the southwest corner of said Lot 5 and the tract described herein;

THENCE: With the northeast right-of-way line of Waterview Drive and the southwesterly lines of said Lots 5, 4 and 3, the following two (2) courses:

1. **N 00° 35' 34" E**, a distance of **54.72 feet** to a found 1" iron pipe for an interior corner of the tract described herein, and
2. **N 44° 18' 26" W**, a distance of **228.01 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for the most southerly corner of Lot 21, Block 2, QT 4014 Addition, a plat of record in Volume 20001, Page 2272 of the Plat Records of Bexar County, Texas and the most westerly corner of the tract described herein;

THENCE: N 45° 36' 58" E, departing the northeast right-of-way line of Waterview Drive, with the southwest line of said Lot 21, into said Lot 3 and said 0.509 acre tract, a distance of **338.14 feet** to a set mag nail with washer stamped "Matkin Hoover Eng. & Survey" in the southwest right-of-way line of I.H.-10, the northeast line of said 0.509 acre tract, for the most easterly corner of said Lot 21 and for the most northerly corner of the tract described herein;

THENCE: With the northeast line of said 0.509 acre tract and the 0.295 acre tract, the southwest right-of-way line of I.H.-10 and with a curve to the right having a radius of **3819.83 feet**, an arc length of **176.35 feet**, a delta angle of **002° 38' 43"** and a chord bears, **S 41° 14' 48" E**, a distance of **176.34 feet** to the **POINT OF BEGINNING** and containing **2.216 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, Central Zone, 4203, US Survey Foot, Grid. A survey plat was prepared by a separate document. Field work performed on October 17, 2023. Distances recited herein are grid distances.



Job # 18-4119 2.216 Acres

Date: October 23, 2023