



0.475 Acres
(20,682 Sq. Ft.)
2220-12431_ex.dwg

Fn. No. 2220-12431-1
August 23, 2023
Job No. 2220-12431

FIELD NOTE DESCRIPTION

Being a 0.475 acre tract of land out of an originally called 14.82 acre tract as conveyed to J.C. O'Hair, et al September 20, 1912, recorded in Volume 399, Page 460 of the Deed Records of Bexar County, Texas; and being all of and that same called 0.474-acre tract of land as conveyed to Kenedy Junction, Ltd., recorded September 18, 2020 in Document No. 20200218674 of the Official Public Records of Bexar County, Texas; said 0.475 acres being more particularly described by metes and bounds as follows with all bearings being referenced to the North American Datum 1983, Texas Coordinate System, South Central Zone:

Beginning, at a found 1/2-inch iron rod on the North right-of-way line of Mission Road for the Southwest corner of the herein described tract of land and being the most Southerly corner of a called 0.452 acre tract of land as conveyed to Kenedy Junction by Document No. 20210292740, recorded October 15, 2021 in the Official Public Records of Bexar County, Texas; said corner also being the south cut-back corner at the Northwest intersection corner of S. St. Mary's Street and Mission Road;

Thence, along the easterly line of the said 0.452-acre tract and the west lines of this tract as follows:

- N 57° 19' 10" E, 66.35 feet to a found 1/2-inch iron rod with cap stamped "Schnell RPLS 4612" for corner; said corner being the North cut-back corner at the Northwest intersection corner of S. St. Mary's Street and Mission Road;
- Along the arc of a curve to the right, having a chord of N 12° 13' 59" E, 113.62 feet, a radius of 1467.70 feet and a central angle of 04° 26' 12", a distance of 113.65 feet, to a found 1/2-inch iron rod with cap stamped "Schnell RPLS 4612" at a point of tangency for corner;
- N 14° 31' 44" E, at 17.96 feet, passing a found 1/2-inch iron rod for the northeast corner of said called 0.452-acre tract and the southeast corner of a called 0.168-acre tract as conveyed to Kenedy Junction, LTD, in Document No. 20200218673, recorded September 17, 2020 in the Official Public Records of Bexar County, Texas, in all a distance of 92.25 feet to a found 1/2-inch iron rod at the northeast corner of said 0.168 acre tract, for the northwest corner of the herein described tract of land;

Thence, S 83° 45' 01" E, 69.97 feet, to a found 1/2-inch iron rod with cap stamped "MBC" for the northeast corner of the herein described tract of land;

Thence, along the East lines of the herein described tract as follows:

- S 14° 24' 45" W, at 56.93 feet, passing the Northwest corner of a called 0.969-acre tract of land conveyed to Kenedy Junction, LTD in Document No. 20190158606, recorded August 13, 2019, in the Official Public Records of Bexar County, Texas, in all a distance of 102.86 feet to a point of curvature for corner;
- Along the arc of a curve to the left, having a chord of S 12° 01' 25" W, 116.27 feet, a radius of 1397.70 and a central angle of 04° 46' 03", a distance of 116.30 feet to the north cut-back corner at the northeast intersection of S. St. Mary's Street and Mission Road;
- S 33° 00' 35" E, 74.70 feet, to a found 1/2-inch iron rod with "MBC" cap on the north right-of-way line of Mission Road for the Southeast corner of the herein described tract of land;

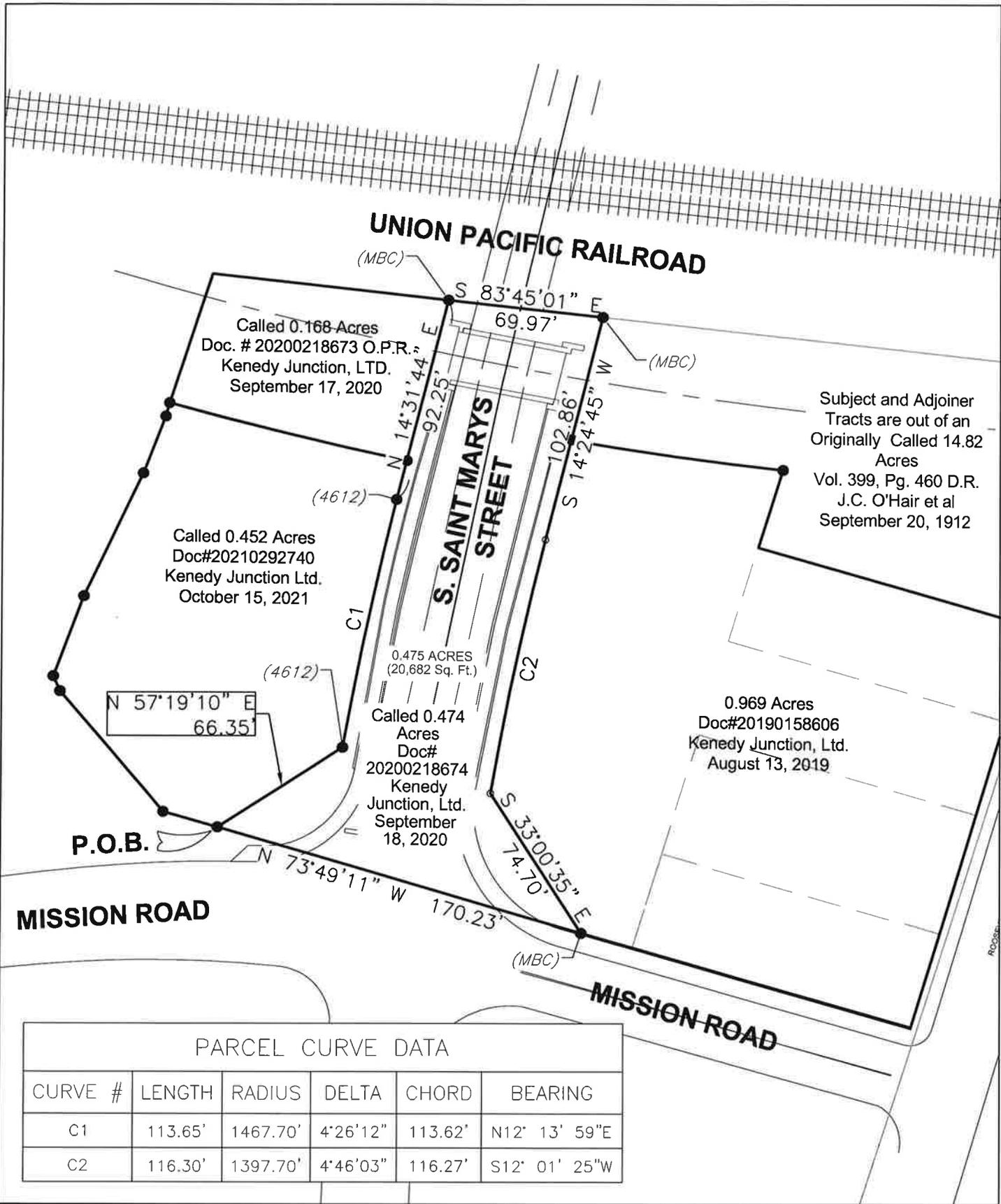
Thence, N 73° 49' 11" W, 170.23 feet, along the North right-of-way line of Mission Road, to the **Point of Beginning**, containing 0.475 acres (20,682 square feet) of land, more or less.

Note: Exhibit of even date to accompany this Field Note Description.


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8/24/23
Date





PARCEL CURVE DATA

CURVE #	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	113.65'	1467.70'	4°26'12"	113.62'	N12° 13' 59"E
C2	116.30'	1397.70'	4°46'03"	116.27'	S12° 01' 25"W



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Client/Project
G.C.J.R.C.&W., P.C.

ST. MARY'S ST. UNDERPASS

Project No.
222012431

Title
EXHIBIT 1

Revision #	Date
Reference Sheet	Figure No.
1 OF 1	#
	2023.08.23