

## FIELD NOTES FOR A 1.850 ACRE TRACT OF LAND

A **1.850 acre** tract of land, located in the Juan Montes Survey, Abstract No. 11, County Block 4007, Bexar County, Texas, and being a portion of a Lot 3, Block 25, New City Block 16623 of the QT 4052 Addition of record in Volume 20001, Page 1046 of the Plat Records of Bexar County, Texas. Said **1.850 acre** tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a found  $\frac{1}{2}$ " iron rod with a yellow plastic cap stamped "Gibbons 4176" in the southerly right-of-way line of U.S. Highway 181, a variable width public right-of-way, Texas Department of Transportation Project No. 100-2-23, at the northeast corner of a 1.153 acre tract of land as conveyed to Cloverleaf Properties, LTD., of record in Volume 16732 Page 1148 of the Official Public Records of Bexar County, Texas, for the northwest corner of said Lot 3 and the tract described herein;

**THENCE: S 78° 08' 17" E**, with the southerly right-of-way line of U.S. Highway 181 and the northerly line of said Lot 3, a distance of **193.17 feet** to a found magnetic nail with a washer stamped "Matkin Hoover Eng. & Survey" for the northwest corner of Lot 4 of said QT 4052 Addition, for the most northerly northeast corner of said Lot 3 and the tract described herein;

**THENCE: S 16° 08' 03" W**, departing said right-of-way line and with the common line between said Lots 3 and 4, a distance of **338.03 feet** to a found  $\frac{1}{2}$ " iron rod for the southwest corner of said Lot 4, an interior corner of said Lot 3 and the southeast corner of the tract described herein;

**THENCE: N 69° 45' 17" W**, into said Lot 3, a distance of **310.79 feet** to a found  $\frac{1}{2}$ " iron rod with a yellow plastic cap stamped "Gibbons 4176" at the southeast corner of said 1.153 acre tract, for a westerly interior corner of said Lot 3 and the southwest corner of the tract described herein;

**THENCE: N 37° 24' 37" E**, with the common line between said Lot 3 and said 1.153 acre tract, a distance of **323.40 feet** to the **POINT OF BEGINNING** and containing **1.850 acres** of land situated in the City of San Antonio, Bexar County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, Sout Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document.



Job # 24-4023 – 1.850 Acres

Date: March 12, 2024

Revised: May 22, 2024