

FIELD NOTES FOR A 1.148 ACRE TRACT OF LAND

A **1.148 acre** tract of land, located in the M.T Guerra Survey No. 88, Abstract 260, Bexar County, Texas, now in New City Block (N.C.B.) 15017, City of San Antonio, Texas, and being a portion of a called 4.836 acre tract of land as described and conveyed of record in Document No. 20240165704 of the Official Public Records of Bexar County, Texas. Said **1.148 acre** tract being more particularly described by metes and bounds as follows:

COMMENCING at a found $\frac{1}{2}$ " iron rod in the southeast right-of-way line of Huebner Road., a 110' wide public right-of-way, for the most easterly corner of a called 0.163 of one acre tract of land, Parcel: 5-12215, as described of record in Volume 4400, Page 1780 of the Official Public Records of Bexar County, Texas, and for the north corner of said 4.836 acre tract;

THENCE: S $49^{\circ} 08' 00''$ E, with the southeast right-of-way line of Huebner Road and the northeast line of said 4.836 acre tract, a distance of 4.78 feet passing a found $\frac{1}{2}$ " iron rod at the west corner of a called 8.549 acre tract of land as described of record in Document No. 20220082394 of the Official Public Records of Bexar County, Texas, also being the west corner of Lot 4, N.C.B. 15017 of the Green Oaks Subdivision of record in Volume 7800, Page 220 of the Deed and Plat Records of Bexar County, Texas, also being an exterior corner in the southeast right-of-way line of Huebner Road, and continuing with the common line between said Lot 4 and said 4.836 acre tract, for a total distance of 5.00 feet to a point for the north corner and **POINT OF BEGINNING** of the tract described herein;

THENCE: S $49^{\circ} 08' 00''$ E, continuing with the common line between said Lot 4 and said 4.836 acre tract, a distance of **285.04 feet** to a point for the east corner of the tract described herein, from which a found $\frac{1}{2}$ " iron rod at the north corner of Lot 12, Block 1, N.C.B. 15017 of the Replat of Prime Subdivision of record in Volume 9530, Page 46 of the Deed and Plat Records of Bexar County, Texas and for the east corner of said 4.836 acre tract bears, S $49^{\circ} 08' 00''$ E, a distance of 194.53 feet;

THENCE: Into said 4.836 acre tract, the following five (5) courses:

1. S $41^{\circ} 55' 14''$ W, a distance of **180.07 feet** to a point for the south corner,
2. N $48^{\circ} 04' 46''$ W, a distance of **164.31 feet** to a point for angle,
3. N $31^{\circ} 44' 23''$ W, a distance of **17.77 feet** to a point for angle,
4. N $48^{\circ} 04' 46''$ W, a distance of **103.63 feet** to a point for the west corner of the tract described herein, and
5. N $41^{\circ} 55' 14''$ E, a distance of **169.83 feet** to the **POINT OF BEGINNING** and containing **1.148 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, South Central Zone, 4204, US Survey Foot, Grid. "This document was prepared under 22 Texas Administrative Code § 138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Job # 23-4102 – 1.148 Acres

Date: October 17, 2024

