

**FIELD NOTES  
FOR  
A 25.40 ACRE TRACT**



A 25.40 acre tract of land, out of the J.A. De La Garza Survey A-3, being a portion of a 96.98 acre tract of land known as Tract 3 conveyed to Southstar Mission Del Lago Developer, LLC of record in Volume 17107 Page 1426 of the Official Public Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a found  $\frac{1}{2}$ " iron rod in the west right-of-way line of U.S. Highway 281, a 200 foot right-of-way, of record in Volume 5671 Page 949 of the Official Public Records of Bexar County, Texas, for the southeast corner of the remaining portion of the 96.98 acre tract and the tract described herein, from which a post for the southeast corner of a 20.00 acre tract New City Block 11166, conveyed to Syed Ali Shabbir and Rais Shabbir, of record in Volume 16342 Page 1013 of the Official Public Records of Bexar County, Texas bears, S 00°38'12" E a distance of 658.24 feet;

**THENCE:** along and with the common line of the 96.98 acre tract and Lot P-4E the following two (2) calls:

1. **S 80°55'43" W**, a distance of **1340.09 feet** to a found  $\frac{1}{2}$ " iron rod, for an interior corner of 96.98 acre tract and the tract described herein the northeast corner of Lot P-4E, an interior corner of 96.98 and the tract described herein,
2. **S 00°39'08" E**, a distance of **657.09 feet** to a found  $\frac{1}{2}$ " iron rod, in the north line of the 20.00 acre tract being the most southern corner of the tract described herein, along the common line of the 96.98 acre tract and the 20.00 acre tract, from which a set  $\frac{1}{2}$ " iron rod with Blue Plastic Cap Stamped "KFW Surveying" bears S80°55'18"W a distance of 184.04 feet,

**THENCE:** into and across the remaining portion of the 96.98 acre tract the following twelve (12) calls:

1. **N 35°52'28" W**, a distance of **699.54 feet** to a set  $\frac{1}{2}$ " iron rod with Blue Plastic Cap Stamped "KFW Surveying", for the east corner of the tract described herein
2. **N 59°42'57" E**, a distance of **48.83 feet** to a set  $\frac{1}{2}$ " iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the tract described herein,
3. **N 62°34'42" E**, a distance of **100.12 feet** to a set  $\frac{1}{2}$ " iron rod with Blue Plastic Cap Stamped "KFW Surveying", for a point of curvature to the left of the tract described herein,
4. with a curve to the left, having an arc of **92.73 feet**, a radius of **435.00 feet**, a delta of **12°12'48"**, and a chord bears **N 53°36'33" E**, a distance of **92.55 feet** to a set  $\frac{1}{2}$ " iron rod with Blue Plastic Cap Stamped "KFW Surveying", for a point of tangency of the tract described herein,
5. **N 47°30'09" E**, a distance of **307.95 feet** to a set  $\frac{1}{2}$ " iron rod with Blue Plastic Cap Stamped "KFW Surveying", for a point of curvature to the left of the tract described herein,
6. with a curve to the left, having an arc of **217.64 feet**, a radius of **435.00 feet**, a delta of **28°40'01"**, and a chord bears **N 33°10'08" E**, a distance of **215.38 feet** to a set  $\frac{1}{2}$ " iron rod with Blue Plastic Cap Stamped "KFW Surveying", for a point of tangency of the tract described herein,
7. **N 18°50'08" E**, a distance of **106.82 feet** to a set  $\frac{1}{2}$ " iron rod with Blue Plastic Cap Stamped "KFW Surveying", for a point of curvature to the right of the tract described herein,

8. with a curve to the right, having an arc of 181.34 feet, a radius of 365.00 feet, a delta of  $28^{\circ}27'57''$ , and a chord bears  $N 33^{\circ}04'06'' E$ , a distance of 179.48 feet to a set  $\frac{1}{2}$ " iron rod with Blue Plastic Cap Stamped "KFW Surveying", for a point of tangency of the tract described herein,
9.  $N 47^{\circ}18'04'' E$ , a distance of 285.42 feet to a set  $\frac{1}{2}$ " iron rod with Blue Plastic Cap Stamped "KFW Surveying", for a point of curvature to the right of the tract described herein,
10. with a curve to the right, having an arc of 267.96 feet, a radius of 365.00 feet, a delta of  $42^{\circ}03'47''$ , and a chord bears  $N 68^{\circ}19'58'' E$ , a distance of 261.98 feet to a set  $\frac{1}{2}$ " iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the proposed south right-of-way line of Del Lago Parkway, a proposed 70' right-of-way and a point of tangency of the tract described herein,
11.  $N 89^{\circ}21'51'' E$  along and with the proposed right-of-way line of Del Lago Parkway, a distance of 546.29 feet to a set  $\frac{1}{2}$ " iron rod with Blue Plastic Cap Stamped "KFW Surveying", for a cutback corner and angle point of the tract described herein, and
12.  $S 45^{\circ}38'09'' E$  along and with the cutback or the proposed Del Lago Parkway, a distance of 49.50 feet to a set  $\frac{1}{2}$ " iron rod with Blue Plastic Cap Stamped "KFW Surveying", for a cutback corner of the proposed Del Lago Parkway and proposed intersection with U.S. Highway 281 for the north east corner of the tract described herein;

**THENCE:**  $S 00^{\circ}38'09'' E$  along and with the west right-of-way line of U.S. Highway 281 and the east property line of the 96.98 acre tract a distance of 725.71 feet to the **POINT OF BEGINNING** and containing 25.40 acres more or less, in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey prepared by KFW Surveying.

Job No.: 11-034  
 Prepared by: KFW Surveying  
 Date: April 29, 2019  
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