

**FIELD NOTES**

**ROW ACQUISITION PARCEL NO. 20373**

**0.117 OF AN ACRE TRACT OF LAND (5,114 sq. ft.)**

**BEING 0.117 of an Acre (5,114 Square Feet) Parcel of Land**, being out of and part of Lot 79, Block 5, NCB 14002, City of San Antonio, Oak Ridge Baptist Church Subdivision, according to the plat thereof recorded in Volume 95291, Page 77 of the Deed and Plat Records of Bexar County, Texas. Said 0.117-Acre Tract (5,114 Square Feet) being more particularly described by metes and bounds as follows:

**COMMENCING**, at a point in the north line of a called 14.086 Acre Tract of land as described in deed executed November 5, 1963, from Hattie Bell Igo Grandall, to Robert E. Lucey Archbishop of San Antonio, recorded in Volume 5029, Page 580 D.R.B.C.T., for the southeast corner of a called 0.9000 acre tract known as Lot 16-D, NCB 14698 owned by the city of San Antonio based of Bexar County Appraisal District Property ID No. 558267, the northwest corner of said Lot 79, from which a found ½ inch iron rod bears South 61°39' East a distance of 0.9 feet. Said corner having coordinates of N: 13,746,820.52 and E: 2,110,324.19;

**THENCE South 50 Deg. 18 Min. 10 Sec. East**, along the common line of said Lot 79 and said 14.086-acre tract, , a **Distance of 305.60 Feet** to an angle point in the common line of said Lot 79 and said 14.086-acre tract, from which a found 3/8 inch iron rod bears North 75 Deg. 14 Min. East a distance of 0.7 Feet;

**THENCE South 50 Deg. 52 Min. 10 Sec. East**, continuing along the common line of said Lot 79 and said 14.086-acre tract, a **Distance of 79.00 Feet** to a found 3/8 inch iron rod for an angle point in the common line of said Lot 79 and said 14.086-acre tract ;

**THENCE, South 40 Deg. 55 Min. 10 Sec. East**, continuing along the common line of said Lot 79 and said 14.086-acre tract, a **Distance of 243.80 Feet** to a set 1/2 inch iron rod with plastic cap stamped "KCI" (set I.R.) at the intersection of the proposed north Right-Of-Way (R.O.W.) line of Wurzbach Road and the common line of said 14.086-acres and said Lot 79, for the southwest corner and **Point of Beginning** and of the herein described tract, having coordinates of N: 13,746,391.25, E: 2,110,780.29;

**THENCE** across said Lot 79, along the proposed north R.O.W. line of Wurzbach Road, being the west line of the herein described tract the following calls and distances:

- **THENCE, North 38 Deg. 23 Min. 58 Sec. East**, a **Distance of 91.16 Feet**, to a set I.R. for an angle point;
- **THENCE, North 41 Deg. 23 Min. 59 Sec. East**, a **Distance of 229.36 Feet**, to a set I.R. for an angle point;
- **THENCE, North 04 Deg. 49 Min. 14 Sec. East**, a **Distance of 42.78 Feet**, to a set to a set 1/2-inch iron rod with plastic cap stamped "KCI" (set I.R.) at the intersection of the proposed north R.O.W. line of Wurzbach Road and the existing southwest R.O.W. line of Vance Jackson Road, 86 feet wide per volume 9529, page 77 B.C.D.P.R. width varies as occupied, for the northwest corner of the herein described tract;

**THENCE, South 51 Deg. 16 Min. 10 Sec. East**, along the southwest R.O.W. line of said Vance Jackson Road, a **Distance of 12.79 Feet**, to a point of curvature to the right at the intersection of the southwest R.O.W. line of said Vance Jackson Road and the existing north R.O.W. line of Wurzbach Road, 86 feet wide per volume 9529, page 77 B.C.D.P.R.. width varies as occupied, being the northeast corner of the herein described tract, from which a found 1/2-inch iron rod with plastic cap stamped "FFW" bears North 20 Deg. 20 Min. East a distance of 0.2 feet;

**Thence** in a southeasterly direction, along the arc said curve to the right at intersection of said Vance Jackson Road and said Wurzbach Road, having a radius of 25 feet, a central angle of 92°25'30", a chord bearing South 05°03'25" East, a chord length of 36.10 feet, for an arc distance of 40.33 feet to a found 1/2 inch iron rod with plastic cap stamped "FFW" for a point of tangency at the intersection of said Vance Jackson and said Wurzbach Road, and the east line of the herein described tract;

**THENCE South 41 Deg. 09 Min. 20 Sec. West**, along the north R.O.W. line of said Wurzbach road, a **Distance of 331.84 Feet**, to a found 1/2 inch iron rod with plastic cap stamped "FFW", in the north line of said 14.086-acre tract, for an angle point in the existing north R.O.W. line of said Wurzbach Road, and at the common southwest corner of said Lot 79 and the herein described tract;

**THENCE North 40 Deg. 55 Min. 10 Sec. West**, along the north line of said 14.086-acre, a **Distance of 10.18 Feet**, to the **Point of Beginning** of the herein described 0.117 of an Acre (5114 Square Feet) Parcel of land;

**Notes:**

1. All bearings and coordinates are based on the Texas Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD83). All distances and coordinates shown herein are surface value and may be brought to grid value by dividing by a combined adjustment factor of 1.00017
2. A parcel plat of even date was prepared in conjunction with this property description.

I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of survey. Survey date: January 31, 2023



Lewis Banks Harrison  
Registered Professional Land Surveyor  
Texas Registration No. 6788  
KCI Technologies, Inc.  
11550 IH 10 WEST, SUITE 395  
SAN ANTONIO, TEXAS 78230-1037  
210-641-9999                      TBPELS No. 10194365





Name: Standard : 1

North: 13746391.2505'      East: 2110780.2912'

Segment #1 : Line

Course: N38°23'58"E      Length: 91.16'

North: 13746462.6926'      East: 2110836.9144'

Segment #2 : Line

Course: N41°23'59"E      Length: 229.36'

North: 13746634.7388'      East: 2110988.5920'

Segment #3 : Line

Course: N04°49'14"E      Length: 42.78'

North: 13746677.3674'      East: 2110992.1871'

Segment #4 : Line

Course: S51°16'10"E      Length: 12.79'

North: 13746669.3653'      East: 2111002.1645'

Segment #5 : Curve

Length: 40.33' Radius: 25.00'

Delta: 092°25'30.00" Tangent: 26.08'

Chord: 36.10' Course: S05°03'25"E

Course In: S38°43'50"W Course Out: S48°50'40"E

RP North: 13746649.8629' East: 2110986.5230'

End North: 13746633.4058' East: 2111005.3466'

Segment #6 : Line

Course: S41°09'20"W Length: 331.84'

North: 13746383.5549' East: 2110786.9608'

Segment #7 : Line

Course: N40°55'10"W Length: 10.17'

North: 13746391.2397' East: 2110780.2995'

Perimeter: 758.43' Area: 0.117acres

Error Closure:           0.0136       Course: S37°20'37"E

Error North:           -0.01080       East: 0.00824

Precision 1: 55455.88