

Field Notes for a Tract of Land
Containing 64.490 acre (2,809,169.00 square feet)

A 64.490 acre tract (2,809,169.00 square feet) tract of land situate entirely within the City of San Antonio City Limits, Bexar County, Texas, being partially situated in the Rufeno Rodrigues Survey No. 49, Abstract No. 613, County Block No. 4202 and Jose Maria Sais Survey No. 40, Abstract No. 418, County Block No. 4201, being a portion of a 126.336 acre tract as conveyed to Betty Jane Estess, Carrie Lyn Huntzinger, Kenneth Earl McOsker, Barbara Ann Nowotny, and Christi Lee Rudewick by Deed of Life Estate as recorded in Volume 8156, Page 928 of the Official Public Records of Bexar County, Texas. Said 64.490 acre tract (2,809,169.00 square feet) tract of land being more particularly described as follows:

Beginning at a point on the west right of way line of State Highway 16, being the east boundary of said 126.336 acre tract, being on the City of San Antonio City Limit Line, and being the southeast corner of the herein described tract:

Thence, leaving the west right of way line of said State Highway 16, along and with the City of San Antonio City Limit Line, over and across said 126.336 acre tract the following two (2) courses:

South 89 degrees 59 minutes 03 seconds West, a distance of 118.89 feet, to a point of non-tangent curvature to the right;

Along the arc of said curve to the right, 1,530.04 feet, having a radius of 1,735.00 feet, a central angle of 50 degrees 31 minutes 39 seconds, and a chord bearing and distance of South 78 degrees 13 minutes 56 seconds West, 1,480.94 feet, to a point on the east boundary of a 16.482 acre tract as conveyed to Virgil A. Kirk by Warranty Deed with Vendor's Lien as recorded in Volume 7640, Page 1558, of the Official Public Records of Bexar County, Texas, being the west boundary of said 126.336 acre tract, and being a point of non-tangency;

Thence, with the east boundary of said 16.482 acre tract, being the west boundary of said 126.336 acre tract, North 00 degrees 04 minutes 00 seconds East, a distance of 1,521.47 feet to a point, on the southerly bank of Medina River, being the northerly boundary of said 126.336 acre tract, being the northwest corner of the herein described tract:

Thence, with the bank of Medina River, being the northerly boundary of said 126.336 acre tract, the following twenty-two (22) courses:

South 35 degrees 00 minutes 00 seconds East, a distance of 295.00 feet to a point, being an angle point in the herein described tract;

South 12 degrees 00 minutes 00 seconds West, a distance of 101.01 feet to a point, being an angle point in the herein described tract;

South 74 degrees 15 minutes 00 seconds East, a distance of 172.50 feet to a point, being an angle point in the herein described tract;

North 36 degrees 15 minutes 00 seconds East, a distance of 166.70 feet to a point, being an angle point in the herein described tract;

North 63 degrees 45 minutes 00 seconds East, a distance of 255.30 feet to a point, being an angle point in the herein described tract;

North 17 degrees 15 minutes 00 seconds East, a distance of 156.90 feet to a point, being an angle point in the herein described tract;

North 23 degrees 45 minutes 00 seconds West, a distance of 130.60 feet to a point, being an angle point in the herein described tract;

North 58 degrees 45 minutes 00 seconds West, a distance of 219.50 feet to a point, being an angle point in the herein described tract;

North 13 degrees 45 minutes 00 seconds West, a distance of 110.30 feet to a point, being an angle point in the herein described tract;

North 41 degrees 45 minutes 00 seconds East, a distance of 162.80 feet to a point, being an angle point in the herein described tract;

South 71 degrees 45 minutes 00 seconds East, a distance of 198.10 feet to a point, being an angle point in the herein described tract;

South 80 degrees 15 minutes 00 seconds East, a distance of 194.70 feet to a point, being an angle point in the herein described tract;

North 64 degrees 15 minutes 00 seconds East, a distance of 197.00 feet to a point, being an angle point in the herein described tract;

North 08 degrees 15 minutes 00 seconds East, a distance of 227.80 feet to a point, being an angle point in the herein described tract;

North 60 degrees 00 minutes 00 seconds East, a distance of 199.40 feet to a point, being an angle point in the herein described tract;

North 25 degrees 45 minutes 00 seconds East, a distance of 235.30 feet to a point, being an angle point in the herein described tract;

North 02 degrees 15 minutes 00 seconds West, a distance of 194.70 feet to a point, being an angle point in the herein described tract;

North 08 degrees 45 minutes 00 seconds East, a distance of 112.20 feet to a point, being an angle point in the herein described tract;

North 17 degrees 15 minutes 00 seconds West, a distance of 246.12 feet to a point, being an angle point in the herein described tract;

North 27 degrees 15 minutes 00 seconds East, a distance of 156.33 feet to a point, being an angle point in the herein described tract;

North 29 degrees 45 minutes 00 seconds East, a distance of 250.20 feet to a point, being an angle point in the herein described tract;

North 43 degrees 45 minutes 00 seconds East, a distance of 114.10 feet to a point, on the west boundary of a 12.989 acre tract as conveyed to Marion Francis McOsker by Special Warranty Deed as recorded in Document Number 20050081993, of the Official Public Records of Bexar County, Texas, being the east boundary of said 126.336 acre tract, being the northeast corner of the herein described tract;

Thence, with west boundary of said 12.989 acre tract, being the east boundary of said 126.336 acre tract, the following three (3) courses:

South 00 degrees 25 minutes 00 seconds East, a distance of 879.00 feet to a point, being an interior angle point of the herein described tract;

South 81 degrees 25 minutes 00 seconds East, a distance of 24.50 feet to a point, being an angle point in the herein described tract;

South 00 degrees 31 minutes 00 seconds East, a distance of 253.00 feet to a point, being the northeast corner of a 1.674 acre tract as conveyed to Paul H. Young by Special Warranty Deed as recorded in Volume 16425, Page 200, of the Official Public Records of Bexar County, Texas, and being an angle point in the herein described tract;

Thence, with the north and westerly boundary of said 1.674 acre tract, the following three (3) courses:

South 89 degrees 29 minutes 00 seconds West, a distance of 93.70 feet to a point, being an angle point in the herein described tract;

South 14 degrees 42 minutes 00 seconds West, a distance of 264.60 feet to a point, being an angle point in the herein described tract;

South 33 degrees 39 minutes 00 seconds West, a distance of 84.70 feet to a point, being the west corner of said 1.674 acre tract, being the northwest corner of a 2.00 acre tract as conveyed to Toddy D. Rudewick and wife Christi L. Rudewick by Warranty Deed with Vendor's Lien as recorded in Volume 3742, Page 1055, of the Official Public Records of Bexar County, Texas, and being an angle point in the herein described tract;

Thence, with the west boundary of said 2.00 acre tract, South 02 degrees 26 minutes 42 seconds West, a distance of 250.00 feet to a point, being the northeast corner of a 2.00 acre tract as conveyed to Kenneth E. McOsker by Warranty Deed as recorded in Volume 10266, Page 1550, of the Official Public Records of Bexar County, Texas, and being an angle point in the herein described tract;

Thence, with the northerly, west and south boundary of said 2.00 acre tract, the following four (4) courses:

South 84 degrees 23 minutes 08 seconds West, a distance of 165.75 feet to a point, being an angle point in the herein described tract;

South 62 degrees 36 minutes 36 seconds West, a distance of 47.92 feet to a point, being an angle point in the herein described tract;

South 02 degrees 46 minutes 56 seconds West, a distance of 317.06 feet to a point, being an angle point in the herein described tract;

South 86 degrees 26 minutes 50 seconds East, a distance of 398.72 feet to a point, on the west right of way line of said State Highway 16, being the east boundary of said 126.336 acre tract, being a northeast corner of the herein described tract;

Thence, with the west right of way line of said State Highway 16, being the east boundary of said 126.336 acre tract, the following five (5) courses:

South 00 degrees 13 minutes 00 seconds East, a distance of 38.20 feet to a point, being an angle point in the herein described tract;

South 07 degrees 35 minutes 00 seconds West, a distance of 33.00 feet to a point, being an angle point in the herein described tract;

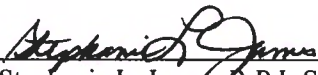
South 00 degrees 30 minutes 00 seconds West, a distance of 124.00 feet to a point of non-tangent curvature to the left;

Along the arc of said curve to the left, 456.96 feet, having a radius of 3,879.83 feet, a central angle of 06 degrees 44 minutes 54 seconds, and a chord bearing and distance of South 02 degrees 51 minutes 10 seconds West, 456.70 feet, to a point of tangency;

South 00 degrees 07 minutes 00 seconds West, a distance of 454.72 feet to the **Point of Beginning**, containing 64.490 acres (2,809,169.00 square feet) of land.

Note: This Field Note description is based on record data and not from an on the ground survey. The intent of this description is to encompass all of the area of the said 126.336 acre tract that lies within the boundary of the City of San Antonio City Limits. An Exhibit of even date was prepared for this description.




Stephanie L. James, R.P.L.S.
Registered Professional Land Surveyor
No. 5950
Date: 2021-06-23 Job No. 21098
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