



**FIELD NOTES  
FOR  
6.40 ACRE ZONING TRACT**

Being a 6.40 acre parcel of land in the Claus Frick Survey No. 426, Abstract No. 249, New City Block 15663 of Bexar County, Texas, and being out of the called 5.393 acre tract described in the deed recorded in Volume 8682, Page 1274 Real property records of Bexar County, and also being out of the called 6.376 acre tract recorded in Volume 7713, page 519, of the of the Deed Records of Bexar County, Texas; said 6.40 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a found 5/8" rebar without cap found in the north corner of this description and the above-described parent tract;

THENCE S 67°26'26" E, for a distance of 751.55 to a found 1/2" rebar without cap;

THENCE S 19°01'33" W, for a distance of 126.59 to a found 1/2" rebar without cap;

THENCE S 18°47'58" W, for a distance of 215.18 to a set 1/2" rebar with CEC cap;

THENCE N 70°38'20" W, for a distance of 785.96 to a found 1/2" rebar without cap in the southwest right-of-way (ROW) line of Leslie Road (60' ROW);

THENCE with the right-of-way of Leslie Road for the following two (2) courses:

N 24°25'09" E for a distance of 143.45 feet to a found 1/2" rebar without cap;  
N 24°07'48" E for a distance of 241.63 feet,

To the **POINT OF BEGINNING**, and containing 6.40 acres of land, more or less.

- Bearings source is the southwest line of this description between the first two found monuments described above and called S 70°38'20" E as derived from GPS observation based on NAD 83(2011), Texas State Plane Coordinate System - South Central Zone.

I hereby certify that this description conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by employees of KCI Technologies.

Date: *May 08, 2023*

*Gary B. Neill*  
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Gary B. Neill

R.P.L.S. #3964

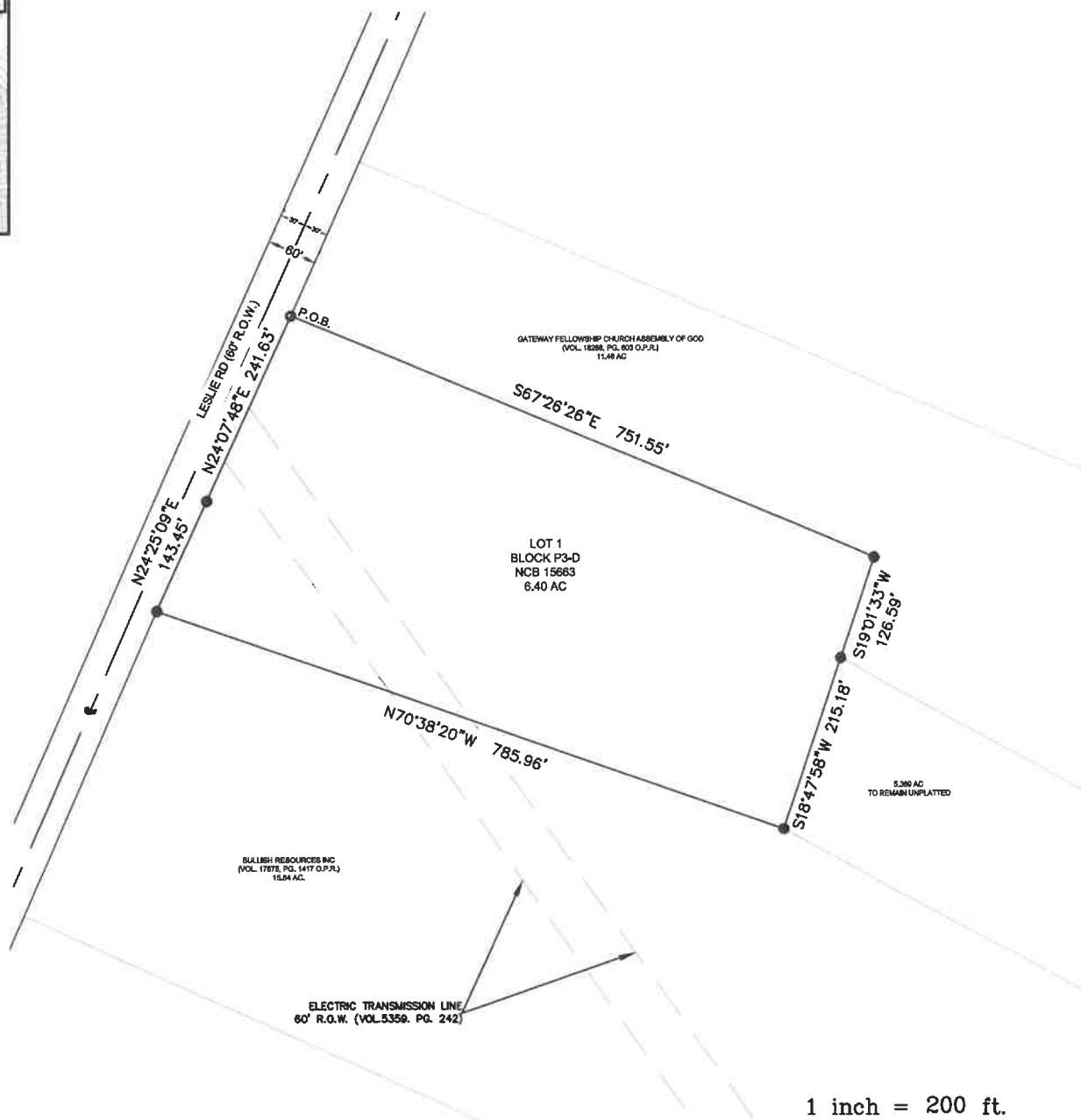
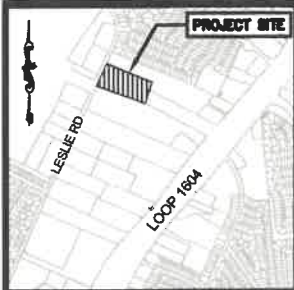
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Warning: Only those copies with the Signature and Seal in red should be relied upon.

11212 Leslie Road

Project Number: 762202643



## LEGEND

- ⊕ - 1/2" IRON ROD FOUND
- - 5/8" IRON ROD FOUND
- - 1/2" IRON ROD "CEC" ID CAP SET

## NOTES:

1. A 1/2" REBAR WITH A "KCI" PLASTIC CAP WAS SET AT EACH EASEMENT CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
3. FIELD SURVEY COMPLETED JUNE 29, 2022.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER AND DATE.
5. D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS  
O.P.R. DENOTES OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS  
R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

1 inch = 200 ft.



*Gary B Neill*  
05-08-2023



## KCI TECHNOLOGIES, INC.

11550 IH 10 WEST, SUITE 395  
SAN ANTONIO, TEXAS 78230-1037  
PHONE: (210) 641-9999 FAX: (210) 641-6440  
REGISTRATION #F-10573 / #101943-65

EXHIBIT OF  
6.40 ACRE ZONING TRACT  
11212 LESLIE RD

CLAUS FRICK SURVEY No. 426  
ABSTRACT No 249., NEW CITY BLOCK 15633  
BEXAR COUNTY, TEXAS

DATE	01-18-2023
JOB NUMBER	762202643
SHEET	3
OF	3