

**FIELD NOTES
FOR
A 1.700 ACRE TRACT**

A **1.700 acre**, (74,051.21 sq. ft.) tract of land, situated in the Rafael Herrera Survey No. A, Abstract 311, New City Block (N.C.B.) 13692, City of San Antonio, Bexar County, Texas and being a portion of a 331.914 acre tract as conveyed to the City of San Antonio of record in Volume 6151, Page 220, of the Deed Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a found metal post for the common corner of Lot 3, Block 2, N.C.B. 13962, Davila Business Park Subdivision, a plat of record in Volume 9592 Page 21 of the Deed and Plat Records of Bexar County, Texas (D.P.R.) as conveyed to CMD Holdings LLC of record in Document No. 20190195730 of the Official Public Records of Bexar County, Texas (O.P.R.), a 5.27 acre tract as conveyed to Robert Gajeske Jr. of record in Document No. 20170088185 (O.P.R.) and the northeast corner of the tract described herein, from which a found ½" iron in the westerly line of a 40.78 acre tract as conveyed to the United States Government per Bexar County Appraisal District, for a common corner of the 5.27 acre tract and the 331.914 acre tract bears, N84°30'58"E, a distance of 453.61 feet;

THENCE: Into and across the 331.914 acre tract the following three (5) courses:

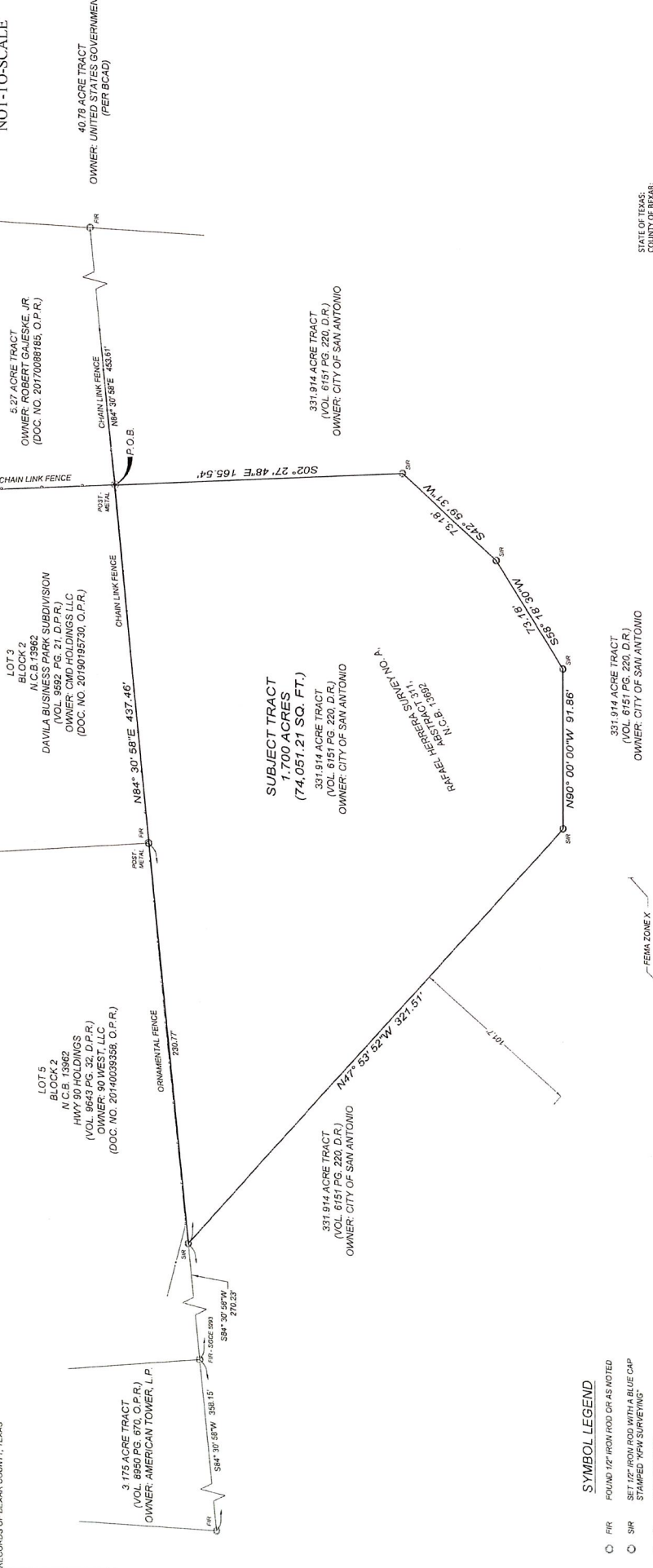
1. **S 02°27'48" E**, a distance of **165.54 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying" for the southeast corner of the tract described herein,
2. **S 42°59'31" W**, a distance of **73.18 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying" for an angle point of the tract described herein,
3. **S 58°18'30" W**, a distance of **73.18 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying" for an angle point of the tract described herein,
4. **N 90°00'00" W**, a distance of **91.86 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying" for the southwest corner of the tract described herein, and
5. **N 47°53'52" W**, a distance of **321.51 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying" in the common line of Lot 5, Block 2, N.C.B. 13962, HWY 90 Holdings of record in Volume 9643 Page 32 (D.P.R.) as conveyed to 90 West, LLC of record in Document No. 20140039358 (O.P.R.) and the 331.914 acre tract, for the northwest corner of the tract described herein, from which a found ½" iron rod with a Plastic Cap Stamped "SGCE 5293" for the common corner of Lot 5, Block 2 of the HWY 90 Holdings Plat and a 3.175 acre tract as conveyed to American Tower, L.P. of record in Volume 8950 Page 670 (O.P.R.) bears, S84°30'58"W, a distance of 270.23 feet;

THENCE: N 84°30'58" E, along and with the south lines of Lot 5, Block 2 of the HWY 90 Holdings Plat and Lot 3 Block 2 of the Davila Business Park Subdivision, at a distance of 230.77 feet passing a found ½" iron rod for the common corners of Lot 5, Block 2 of the HWY 90 Holdings Plat and Lot 3 Block 2 of the Davila Business Park Subdivision, and continuing for a total distance of **437.46 feet** to the **POINT OF BEGINNING** and containing **1.700 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. Bearings are based on NAD83 Texas State Plane South Central Zone.



Job No.: 22-037
Prepared by: KFW Surveying
Date: March 06, 2023
Revised: March 17, 2023
File: S:\Draw 2022\22-037 5500 Castroville Rd\DOCS\22-037 1.700AC - FN.docx

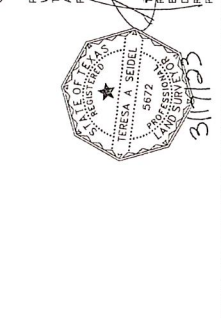
- NOTES
1. BEARS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4804, NORTH AMERICAN DATUM (NAD) OF 1983
 2. NO TITLE COMMITMENT PROVIDED AT TIME OF SURVEY
 3. REFERENCED PROPERTY IS IN ZONE X. AREAS DETERMINED TO BE IN ZONE X ARE SHOWN ON THE COMMUNITY MAP SCALED FROM FEMA FLOOD MAP 530 OF T&S COMMUNITY PANEL NO. 4802902389G, DATED SEPTEMBER 29, 2010
 4. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF SAN ANTONIO AND BEAR COUNTY ORDINANCES AND RESTRICTIONS.
 5. 4 METES AND BOUNDS WERE PREPARED FOR THIS SURVEY.
 6. SET IRON PINS ARE 1/2" DIAMETER BEAR WITH A BLUE CAP STAMPED WITH SURVEYING.
 7. ADJOINERS SHOWN HEREON ARE PER CURRENT BEAR COUNTY RECORDS AND BEAR COUNTY AND OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEAR:

TERESA A. SEIDEL, DO HEREBY CERTIFY THAT THIS TITLE SURVEY WAS PREPARED UNDER MY SUPERVISION AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS FOR PRACTICE AND ACCURACY. MY BOUNDARY SURVEY, THE FIELDWORK WAS COMPLETED ON 09/11/2023.

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
DATE OF SURVEY 03/06/2023
REVISIONS: 09/17/2023
PROJECT NO.: 24091



REVISIONS

CITY EDITS

ISSUE DATE
09/06/2023

DATE 03/06/2023
CHECKED: T&S
DRAWN: JSO

JOB NO. 22-037

DATE 03/06/2023

CHECKED: T&S

DRAWN: JSO

SHEET NUMBER:
1 OF 1

NEW
ENGINEERS + SURVEYING

has joined Colliers Engineering & Design
T&S FIRM #5513 / T&S FIRM #01223-00

BOUNDARY SURVEY OF

A 1,700 ACRE TRACT OF LAND, SITUATED IN THE RAFAEL HERRERA SURVEY NO. A, ABSTRACT 311, NEW CITY BLOCK 13892, CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS, AND BEING A PORTION OF A 331.914 ACRE TRACT AS CONVEYED TO THE CITY OF SAN ANTONIO OF RECORD IN VOLUME 6151 PAGE 220 OF THE DEED RECORDS OF BEAR COUNTY, TEXAS.

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS) PHONE: 512-462-7757, FAX: 512-462-1414, E-MAIL: INFO@TBPELS.TX.SOV