

**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:

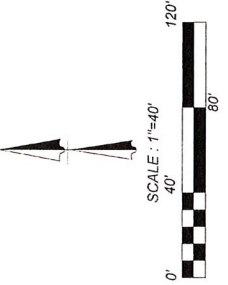
1. **S 02°27'48" E**, a distance of **165.54 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying" for the southeast corner of the tract described herein,
2. **S 42°59'31" W**, a distance of **73.18 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying" for 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. METES AND BOUNDS 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. 48059C0339G, DATED SEPTEMBER 29, 2010
 4. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF SAN ANTONIO AND BEXAR COUNTY ORDINANCES AND RESTRICTIONS.
 5. A 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. ADJOWNERS SHOWN HEREON ARE PER CURRENT BEAR RECORDS OF BEXAR COUNTY, TEXAS



LOCATION MAP
NOT-TO-SCALE

5.27 ACRE TRACT
OWNER: ROBERT GALESKE JR
(DOC. NO. 20170088185, O.P.R.)

40.78 ACRE TRACT
OWNER: UNITED STATES GOVERNMENT
(PER BOUAD)

LOT 3
BLOCK 2
M.C.B. 13962
DAVILA BUSINESS PARK SUBDIVISION
(VOL. 9692 PG. 21, D.P.R.)
OWNER: CMD HOLDINGS LLC
(DOC. NO. 20190195730, O.P.R.)

LOTS
BLOCK 2
M.C.B. 13962
HWY 90 HOLDINGS
(VOL. 9643 PG. 32, D.P.R.)
OWNER: 90 WEST, LLC
(DOC. NO. 20140039358, O.P.R.)

3.175 ACRE TRACT
(VOL. 8950 PG. 970, O.P.R.)
OWNER: AMERICAN TOWER, LP

SUBJECT TRACT
1,700 ACRES
(74,051.21 SQ. FT.)
331.914 ACRE TRACT
(VOL. 6151 PG. 220, D.R.)
OWNER: CITY OF SAN ANTONIO

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OWNER: CITY OF SAN ANTONIO

SYMBOL LEGEND

- ◯ FIR
- ◯ SHR
- ◯ POST AS NOTED
- ◯ OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- ◯ DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- ◯ DEED RECORDS OF BEXAR COUNTY, TEXAS
- ◯ D.R.
- ◯ P.O.B.
- ◯ CHAIN LINK FENCE
- ◯ ORNAMENTAL FENCE

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS) PHONE: 512-460-7757 FAX: 512-460-1414 EMAIL: INFO@TBPELS.TX.GOV

STATE OF TEXAS
COUNTY OF BEAR:

I, 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 AND THAT THIS SURVEY IS ACCURATE AND COMPLETE. MY BOUNDARY SURVEY, THE FIELDWORK WAS COMPLETED ON 08/11/2023



REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
 DATE OF SURVEY 03/06/2023
 EMAIL: TSEIDEL@HYENGINEERS.COM
 REVISED: 03/17/2023
 PROJECT NO.: 24897

REVISIONS	CITY EDITS	ISSUE DATE
		09/06/2023
		09/17/2023

JOB NO. 22-037	SHEET NUMBER:
DATE 03/06/2023	1 OF 1
CHECKED: T&S	
DRAWN: JSO	

K&W
ENGINEERS + SURVEYING

has joined Colliers Engineering & Design
 TBPE FIRM #5513 / TBPELS FIRM #D01223-00

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, 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.