

Z2021-10700129 ERZD

FIELD NOTE DESCRIPTION OF A 4.73 ACRE TRACT OF LAND SITUATED IN THE LEWIS JONES SURVEY NO. 88, ABSTRACT NO. 375, BEXAR COUNTY, TEXAS, BEING OUT OF THE REMAINDER OF A CALLED 101.76 ACRE TRACT, NCB 17726 CONVEYED TO THE CAPITAL FORESIGHT LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 20070054705, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS (O.P.R.B.C.TX.), SAID 4.73 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAG NAIL WITH SHINER STAMPED "GIBBONS 4716" FOUND (GRID COORDINATES= **NORTHING** 13,766,650.99 U.S. SURVEY FEET, **EASTING** 2,158,189.42 U.S. SURVEY FEET), IN THE SOUTH RIGHT-OF-WAY LINE OF STATE LOOP 1604 (VARIABLE WIDTH RIGHT-OF-WAY), FOR THE NORTHWEST CORNER OF THE REMAINDER OF SAID 101.76 ACRE TRACT, THE NORTHEAST CORNER OF A CALLED 1.461 ACRE TRACT CONVEYED TO O'CONNOR 1604 HOLDINGS, LLC, RECORDED IN DOCUMENT NO. 20200262936, O.P.R.B.C.TX. AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE NORTH LINE OF THE REMAINDER OF SAID 101.76 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE LOOP 1604 THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 84 DEGREES 52 MINUTES 46 SECONDS EAST, A DISTANCE OF 249.23 FEET TO A 3-1/2-INCH TXDOT TYPE II MONUMENT FOUND, AND
2. NORTH 79 DEGREES 16 MINUTES 31 SECONDS EAST, A DISTANCE OF 42.50 FEET TO A CALCULATED POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE LOOP 1604, FOR THE NORTHEAST CORNER OF THE HERIIN DESCRIBED TRACT;

THENCE LEAVING THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE LOOP 1604, OVER AND ACROSS THE REMAINDER OF SAID 101.76 ACRE TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 11 DEGREES 49 MINUTES 54 SECONDS EAST, A DISTANCE OF 50.94 FEET TO A CALCULATED ANGLE POINT, AND
2. SOUTH 04 DEGREES 36 MINUTES 36 SECONDS EAST, A DISTANCE OF 646.96 FEET TO A CALCULATED POINT ON THE SOUTH LINE OF THE REMAINDER OF SAID 101.76 ACRE TRACT, ALSO BEING A POINT ON THE NORTH LINE OF LOT 16, CEDAR GROVE SUBDIVISION, UNIT 2, A SUBDIVISION OF RECORD IN VOLUME 9558, PAGE 183, D.P.R.B.C.TX, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE SOUTH LINE OF THE REMAINDER OF SAID 101.76 ACRE AND THE NORTH LINE OF LOT 16 THROUGH LOT 24, OF THE SAID CEDAR GROVE SUBDIVISION, UNIT 2 THE FOLLOWING TWO (2) COURSES AND DISTANCES

1. SOUTH 82 DEGREES 23 MINUTES 06 SECONDS WEST, A DISTANCE OF 149.9 FEET TO A CALCULATED ANGLE POINT, AND
2. SOUTH 84 DEGREES 55 MINUTES 07 SECONDS WEST, A DISTANCE OF 142.34 FEET TO A CALCULATED POINT ON THE NORTH LINE OF LOT 24 OF SAID CEDAR GROVE SUBDIVISION, FOR THE SOUTHWEST CORNER OF THE REMAINDER OF SAID 101.76 ACRE TRACT, THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED AS TRACT 1, CONVEYED TO LOCKAWAY STORAGE – O'CONNOR, LLC, RECORDED IN DOCUMENT NO. 20090094749, O.P.R.B.C.TX., BEING OUT OF LOT 3, BLOCK 84, NEW CITY BLOCK 17726, O'CONNOR CENTURION COMMERCIAL I, RECORDED IN VOLUME 9565, PAGE 66, D.P.R.B.C.TX., AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

CONTINUING

THENCE NORTH 05 DEGREES 04 MINUTES 28 SECONDS WEST, WITH THE WEST LINE OF THE REMAINDER OF SAID 101.76 ACRE TRACT AND THE EAST LINE OF SAID LOT 3, BLOCK 84, NEW CITY BLOCK 17726, A DISTANCE OF 315.00 FEET TO A 3/8-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 3, BLOCK 84, NEW CITY BLOCK 17726, THE SOUTHEAST CORNER OF A CALLED 0.842 ACRE TRACT CONVEYED TO 12410 O'CONNOR ROAD, LLC, RECORDED IN DOCUMENT NO. 20200113847, O.P.R.B.C.TX., FROM WHICH A 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "SGCE 5293" FOUND BEARS SOUTH 08 DEGREES 35 MINUTES 15 SECONDS WEST, A DISTANCE OF 1.10 FEET;

THENCE NORTH 05 DEGREES 09 MINUTES 39 SECONDS WEST, CONTINUING WITH THE WEST LINE OF THE REMAINDER OF SAID 101.76 ACRE TRACT AND THE EAST LINE OF SAID 0.842 ACRE TRACT, A DISTANCE OF 139.34 FEET TO A 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "GIBBONS 4716" FOUND FOR THE NORTHEAST CORNER OF SAID 0.842 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 1.461 ACRE TRACT;

THENCE NORTH 05 DEGREES 03 MINUTES 49 SECONDS WEST, CONTINUING WITH THE WEST LINE OF THE REMAINDER OF SAID 101.76 ACRE TRACT AND THE EAST LINE OF SAID 1.461 ACRE TRACT, A DISTANCE OF 245.46 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 4.73 ACRES OF LAND, MORE OR LESS.

Bearing Basis: Texas State Plane Coordinates, South Central Zone, NAD 83/2011 – Epoch 2010.
All distances are surface values; to obtain grid values multiply surface distances by a Combined Scale Factor of 0.999870017. All distance units are U.S. Survey Feet.

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