

**Donnie Boerner Surveying Company L.P.**

228 Holiday Road ♦ Comfort, Texas 78013

Phone: 830-377-2492

FIRM NO. 10193963

Field Notes for 62,910 Square Feet or 1.444 Acre Tract of Land

**Being** a 62,910 square feet or 1.444 acre tract out Lot 53, Block 1, NCB 13873, 10601 NACOGDOCHES subdivision plat recorded in Volume 20003, Page 440, Plat Records, Bexar County, Texas, said 62,910 square feet or 1.444 acre tract being more particularly described by metes and bounds as follows:

**Beginning** at a ½” steel rod found with an orange “RPLS 5207” plastic cap in the northwest right-of-way line of Nacogdoches Road for the south corner of the herein described tract, the south corner of the above referenced Lot 53, Block 1, NCB 13873, 10601 NACOGDOCHES subdivision plat;

**Thence**, departing the northwest right-of-way line of Nacogdoches Road, with the southwest line of Lot 53, Block 1, NCB 13873, 10601 NACOGDOCHES subdivision plat, the following two (2) courses and distances,

- 1) North 36 degrees 07 minutes 02 seconds West, a distance of 106.62 feet to a ½” steel rod found for angle,
- 2) and, North 27 degrees 22 minutes 29 seconds West, a distance of 240.02 feet to a ½” steel rod found for the west corner of the herein described tract, the west corner of Lot 53, Block 1, NCB 13873, 10601 NACOGDOCHES subdivision plat;

**Thence**, with the northwest line of Lot 53, Block 1, NCB 13873, 10601 NACOGDOCHES subdivision plat, following two (2) courses and distances,

- 1) North 58 degrees 01 minutes 55 seconds East, a distance of 133.54 feet to a ½” steel rod found for angle,
- 2) and, North 47 degrees 53 minutes 24 seconds East, a distance of 34.48 feet to a point for the north corner of the herein described tract;

**Thence**, severing Lot 53, Block 1, NCB 13873, 10601 NACOGDOCHES subdivision plat, South 35 degrees 21 minutes 15 seconds East, a distance of 244.25 feet to a ½” steel rod found at an interior corner of Lot 53, Block 1, NCB 13873, 10601 NACOGDOCHES subdivision plat;

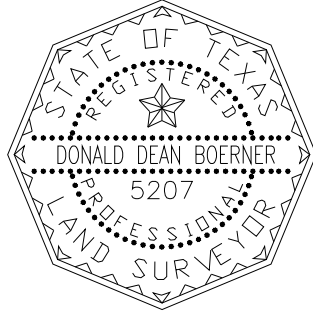
**Thence**, with a northeast line of Lot 53, Block 1, NCB 13873, 10601 NACOGDOCHES subdivision plat, South 41 degrees 43 minutes 13 seconds East, a distance of 76.99 feet to a ½” steel rod found with an orange “RPLS 5207” plastic cap in the northwest right-of-way line of Nacogdoches Road for the east corner of the herein described tract, a corner of Lot 53, Block 1, NCB 13873, 10601 NACOGDOCHES subdivision plat;

**Thence**, with the northwest right-of-way line of Nacogdoches Road, a southeast line of Lot 53, Block 1, NCB 13873, 10601 NACOGDOCHES subdivision plat, the following two (2) courses and distances,

- 1) South 48 degrees 07 minutes 16 seconds West, a distance of 32.45 feet to a ½” steel rod found with an orange “RPLS 5207” plastic cap for angle,

- 2) and, South 49 degrees 26 minutes 06 seconds West, a distance of 176.47 feet to the **Place of Beginning** and containing 62,910 square feet or 1.444 acres of land.

Note: Basis of bearing was established from the State Plane Coordinate System North American Datum of 1983, Texas South Central Zone.



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Donald Dean Boerner  
Registered Professional Land Surveyor No. 5207

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Field Notes for 13,303 Square Feet or 0.305 Acre Tract of Land

**Being** a 13,303 square feet or 0.305 acre tract out Lot 53, Block 1, NCB 13873, 10601 NACOGDOCHES subdivision plat recorded in Volume 20003, Page 440, Plat Records, Bexar County, Texas, said 13,303 square feet or 0.305 acre tract being more particularly described by metes and bounds as follows:

**Beginning** at a ½" steel rod found for the north corner of the herein described tract, the north corner of the above referenced Lot 53, Block 1, NCB 13873, 10601 NACOGDOCHES subdivision plat;

**Thence**, with a northeast line of Lot 53, Block 1, NCB 13873, 10601 NACOGDOCHES subdivision plat, South 35 degrees 21 minutes 15 seconds East, a distance of 81.69 feet to a point the east corner of the herein described tract;

**Thence**, severing Lot 53, Block 1, NCB 13873, 10601 NACOGDOCHES subdivision plat, South 47 degrees 53 minutes 24 seconds West, a distance of 163.99 feet to a point for the south corner of the herein described tract;

**Thence**, North 35 degrees 21 minutes 15 seconds West, a distance of 81.69 feet to a point in a northwest line of Lot 53, Block 1, NCB 13873, 10601 NACOGDOCHES subdivision plat for the west corner of the herein described tract;

**Thence**, with a northwest line of Lot 53, Block 1, NCB 13873, 10601 NACOGDOCHES subdivision plat, North 47 degrees 53 minutes 24 seconds East, a distance of 163.99 feet to the **Place of Beginning** and containing 13,303 square feet or 0.305 acres of land.

Note: Basis of bearing was established from the State Plane Coordinate System North American Datum of 1983, Texas South Central Zone.



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