

STATE OF TEXAS
COUNTY OF BEXAR

**FIELD NOTE DESCRIPTION
OF A
5.30 ACRE TRACT**

Being a 5.30 acre tract of land lying in the City of San Antonio Survey No. 409, Abstract No. 177 and the B. Sherrer Survey No. 409, Abstract No. 67, County Block No. 4727, Bexar County, Texas, said 5.30 acre tract being a portion of a 10.51 acre tract of land described in a Special Warranty Deed to Cathy Sue Hosek, recorded in Document No. 20210123523, Official Public Records of Bexar County, Texas; said 5.30 acre tract being more particularly described as follows:

BEGINNING: at a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set for the southwest corner of the aforementioned 10.51 acre tract, the interior corner of a 24.768 acre tract of land as described and recorded in Volume 8814, Page 980, Official Public Records of Bexar County, Texas, and the southwest corner of the herein described 5.30 acre tract;

THENCE: along the west line of the aforementioned 10.51 acre tract and an east line of the aforementioned 24.768 acre tract, N00°15'35"E, a distance of 529.12 feet to a point for the northwest corner of the herein described 5.30 acre tract;

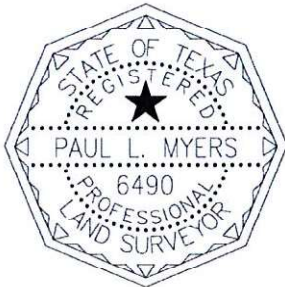
THENCE: leaving the west line of the aforementioned 10.51 acre tract and an east line of the aforementioned 24.768 acre tract, S89°52'45"E, a distance of 492.76 feet to a point for the northeast corner of the herein described 5.30 acre tract;

THENCE: S32°33'52"W, a distance of 128.40 feet to a point for an angle point of the herein described 5.30 acre tract;

THENCE: S01°47'22"E, a distance of 418.46 feet to a point in the south line of the aforementioned 10.51 acre tract and the north line of Lot 2, Block 1 of the Ocho Rios Subdivision as recorded in Volume 9644, Page 16, Deed and Plat Records of Bexar County, Texas, for the southeast corner of the herein described 5.30 acre tract;

THENCE: along the south line of the aforementioned 10.51 acre tract, the north line of the aforementioned Lot 2, Block 1, and a north line of the aforementioned 24.768 acre tract, S89°47'29"W, a distance of 439.11 feet to the **PLACE OF BEGINNING** and containing 5.30 acres of land.

- Notes:
1. Basis of Bearing based on the Texas Coordinate System, South Central Zone (4204) NAD 83.
 2. This field note description is not intended to convey property. Its purpose is for rezoning purposes only.




Paul L. Myers
Registered Professional Land Surveyor
No. 6490 – State of Texas

Job #22035
April 12, 2022
PLM