



STATE OF TEXAS
COUNTY OF BEXAR

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

Being a 5.28 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 4727, Bexar County, Texas, said 5.28 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 5.28 acre tract being more particularly described as follows:

BEGINNING: at a 1/2" iron rod found in the west right-of-way line of Heuermann Road for the northeast corner of the aforementioned 10.51 acre tract, the southeast corner of a 175 acre tract of land as described and recorded in Volume 7205, Page 549, Official Public Records of Bexar County, Texas, and the northeast corner of the herein described 5.28 acre tract, said point being the beginning of a non-tangent curve to the right, said curve having a radial bearing of S86°18'22"W, 347.26';

THENCE: along the northwest right-of-way line of the aforementioned Heuermann Road and the southeast line of the aforementioned 10.51 acre tract the following four (4) courses and distances:

an arc length of 237.45 feet with said curve to the right having a radius of 347.26 feet, a delta angle of 39°10'43", and a chord which bears S15°53'43"W, a distance of 232.86 feet to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set for a point of tangency,

S35°29'05"W, a distance of 43.78 feet to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set for a point of curvature of a curve to the left,

an arc length of 213.92 feet with said curve to the left having a radius of 3,225.00 feet, a delta angle of 03°48'02", and a chord which bears S33°35'04"W, a distance of 213.88 feet to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set for a point of reverse curvature of a curve to the right, and

an arc length of 152.66 feet with said curve to the right having a radius of 1,546.23 feet, a delta angle of 05°39'25", and a chord which bears S34°30'45"W, a distance of 152.60 feet to a 1/2" iron rod found for the southeast corner of said 10.51 acre tract, the northeast corner of a 3.202 acre tract of land as described and recorded in Volume 15381, Page 257, Official Public Records of Bexar County, Texas, and the southeast corner of the herein described 5.28 acre tract, said point also being the northeast corner of a 13' right-of-way dedication as depicted on the subdivision plat of Lot 2, Block 1 of the Ocho Rios Subdivision recorded in Volume 9644, Page 16, Deed and Plat Records of Bexar County, Texas;

THENCE: leaving the northwest right-of-way line of the aforementioned Heuermann Road, along the south line of the aforementioned 10.51 acre tract, the north line of the aforementioned 3.202 acre tract, and the north line of the aforementioned Lot 2, Block 1, S89°47'29"W, a distance of 228.01 feet to a point for the most southerly southwest corner of the herein described 5.28 acre tract;

THENCE: leaving the south line of the aforementioned 10.51 acre tract, the north line of the aforementioned 3.202 acre tract, and the north line of the aforementioned Lot 2, Block 1, N01°47'22"W, a distance of 418.46 feet to a point and N32°33'52"E, a distance of 128.40 feet to a point for an interior corner of the herein described 5.28 acre tract;

THENCE: N89°52'45"W, a distance of 492.76 feet to a point in the west line of the aforementioned 10.51 acre tract and an east line of a 24.768 acre tract of land as described and recorded in Volume 8814, Page 980, Official Public Records of Bexar County, Texas, for the most westerly southwest corner of the herein described 5.28 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 25.09 feet to a 1/2" iron rod found in the south line of the aforementioned 175 acre tract for the northwest corner of said 10.51 acre tract, the most northerly northeast corner of said 24.768 acre tract, and the northwest corner of the herein described 5.28 acre tract;

THENCE: along the north line of the aforementioned 10.51 acre tract and the south line of the aforementioned 175 acre tract, S89°14'16"E, a distance of 853.71 feet to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set for an angle point, and N77°34'50"E, a distance of 107.45 feet to the **PLACE OF BEGINNING** and containing 5.28 acres of land.

- Notes:
1. Basis of Bearing based on the Texas Coordinate System, South Central Zone (4204) NAD 83.
 2. A survey drawing of even date accompanies this Field Note Description and is made a part hereof.

I, Paul L. Myers, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my supervision in March through April 2022.




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

Job #22035
April 20, 2022
PLM