

Z-2022-10700307
PA-2022-11600104

**FIELD NOTES
A 38.48 ACRE TRACT
ZONING**

A **38.48 acre** tract of land out of Lot 14, Block 1, CB 4136, of the Weatherford Hilltop, a subdivision recorded in Volume 9645, Pages 143-147, Deed and Plat Records of Bexar County, Texas (DPR), said Lot 14 being a portion of a called 208.258 acre tract of land conveyed unto Weatherford Artificial Lift Systems, Inc., by deed recorded in Volume 14960, Page 2040, Official Public Records of Bexar County, Texas (OPR), said 38.48 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found $\frac{1}{2}$ " iron rod with cap stamped "PAPE DAWSON" for a southeastern corner of said Lot 14, the southwestern corner of TRACT III, a 3.388 acre tract of land conveyed unto VT Liedecke, Ltd., recorded in Document No. 20220053373, OPR, on the northern right-of-way (ROW) of F.M. Loop 1604;

THENCE, along a southern boundary of said Lot 14, the northern ROW of F.M. Loop 1604, the 2 following courses and distances:

1. **N 82°29'23" W**, a distance of **0.85 feet** to a point,
2. **N 41°34'02" W**, a distance of **36.87 feet** to a set KFW for the southwestern corner of said Lot 14, a southeastern corner of Lot 13, Block 1, CB 4136 of said Weatherford Hilltop;

THENCE, N 00°37'53" W, along the western boundary of said Lot 14, an eastern boundary of said Lot 13, a distance of **2073.21 feet** to a found $\frac{1}{2}$ " iron rod with cap stamped "PAPE DAWSON" for the northwestern corner of said Lot 14, an interior corner of said Lot 15;

THENCE, S 89°40'01" E, along the northern boundary of said Lot 14, a southern boundary of said Lot 13, a distance of **1848.57 feet** to a point for the northeastern corner of this tract;

THENCE, S 26°39'01" W, along the southeastern boundary of this tract, through the interior of said Lot 14, a distance of **236.48 feet** to found $\frac{1}{2}$ " iron rod with cap stamped "PAPE DAWSON" for an interior corner of said Lot 14, the northern corner of Lot 25, Block 1, CB 4136, of the Replat Establishing IH 37/FM Loop 1604 Commercial, a subdivision recorded in Volume 9650, Pages 40-43, DPR;

THENCE, S 26°39'01" W, continuing along the southeastern boundary of said Lot 14, the northwestern boundary of said Replat Establishing IH 37/FM Loop 1604 Commercial, the northwestern boundary of the Replat Establishing Eagle Ford Business Park, a subdivision recorded in Volume 9656, Page 59, DPR, a distance of **917.48 feet** to a found ½" iron rod with cap stamped "PAPE DAWSON" for a southeastern corner of said Lot 14, an interior corner of said Replat Establishing Eagle Ford Business Park;

THENCE, S 89°32'52" W, along a southern boundary of said Lot 14, a northern boundary of said Replat Establishing Eagle Ford Business Park, a northern boundary of said Replat Establishing IH 37/FM Loop 1604 Commercial, a distance of **1294.38 feet** to a found ½" iron rod with cap stamped KFW SURVEY" for an interior corner of said Lot 14, the northwestern corner of said Replat Establishing IH 37/FM Loop 1604 Commercial;

THENCE, S 00°37'53" E, along an eastern boundary of said Lot 14, the western boundary of said Replat Establishing IH 37/FM Loop 1604 Commercial, the western boundary of said 3.388 acre tract, a distance of **1048.52 feet** to the **POINT OF BEGINNING**.

CONTAINING: 38.48 ACRES in Bexar County, Texas. Said tract being described in accordance with a survey and exhibit prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

Job No.: 22-144
Prepared by: KFW Surveying
Date: November 21, 2022
File: S:\Draw 2022\22-144 Weatherford on Liedecke Rd\DOCS

