

FORD ENGINEERING, INC.

Date: February 10, 2021
Project No: 1800.411002

FIELD NOTES DESCRIPTION 108.318 ACRES

A 108.318 acre tract of land, situated in the Jose Antonio De La Garza Two League Grant, Abstract No. 3, County Block 4006, Bexar County, Texas, being a portion of a called 285.47 acres, conveyed to the City of San Antonio, recorded in Document 20180010715 of the Official Public Records of Bexar County, Texas; Said 108.318 acre tract being more particularly described by metes and bounds as follows:

COMMENCING: at a 15 inch cedar post (N = 13,648,040.255, E = 2,136,944.521) found on the west right-of-way line of U.S. Highway 281 (200' R.O.W.) at the northeast corner of the City of San Antonio 285.47 acre tract, from which a broken Texas Department of Transportation concrete monument found bears North 00° 38' 29" West a distance of 37.30 feet;

THENCE: South 00° 38' 29" East along the east boundary line of the City of San Antonio 285.47 acre tract, being also the west right-of-way line of U.S. Highway 281, passing at a distance of 184.85 feet, a 1/2 inch iron rod found, with plastic cap, and continuing for a total distance of 200.07 feet (record South 00°38'29" East) to a 1/2 inch iron rod set, with plastic cap marked "Ford Engineering Inc", for the **POINT OF BEGINNING** and northeast corner hereof;

THENCE: South 00° 38' 29" East along the east boundary line of the City of San Antonio 285.47 acre tract, being also the west right-of-way line of U.S. Highway 281, a distance of **4407.00 feet** to a 1/2 inch iron rod set, with plastic cap marked "Ford Engineering Inc", for the southeast corner hereof, from which a Texas Department of Transportation concrete monument found at a corner in the east boundary line of the City of San Antonio 285.47 acre tract, being also the west right-of-way line of U.S. Highway 281, bears South 00° 38' 29" East a distance of 261.75 feet (record South 00°38'29" East, 4868.82 feet, overall);

THENCE: Leaving the east boundary line and crossing through the City of San Antonio 285.46 acre tract, the following sixteen (16) course and distances:

1. **South 89° 21' 31" West** a distance of **600.00 feet** to 1/2 inch iron rod set, with plastic cap marked "Ford Engineering Inc", for the southwest corner hereof;
2. **North 00° 38' 29" West** a distance of **607.50 feet** to 1/2 inch iron rod set, with plastic cap marked "Ford Engineering Inc", for an exterior corner hereof;
3. **North 30° 02' 28" East** a distance of **256.11 feet** to 1/2 inch iron rod set, with plastic cap marked "Ford Engineering Inc", for an interior corner hereof;
4. **North 17° 20' 03" East** a distance of **278.84 feet** to 1/2 inch iron rod set, with plastic cap marked "Ford Engineering Inc", for an interior corner hereof;
5. **North 02° 23' 00" West** a distance of **99.15 feet** to 1/2 inch iron rod set, with plastic cap marked "Ford Engineering Inc", for an interior corner hereof;
6. **South 88° 08' 24" West** a distance of **213.77 feet** to 1/2 inch iron rod set, with plastic cap marked "Ford Engineering Inc", for an exterior corner hereof;
7. **North 00° 38' 29" East** a distance of **1320.02 feet** to 1/2 inch iron rod set, with plastic cap marked "Ford Engineering Inc", for an interior corner hereof;
8. **North 89° 07' 34" West** a distance of **378.19 feet** to 1/2 inch iron rod set, with plastic cap marked "Ford Engineering Inc", in the northeast line of a 60' irrigation canal easement, recorded in Volume 3297, Page 578, Deed Records of Bexar County, Texas, for an exterior corner hereof;
9. **North 40° 00' 50" West**, along the northeast line of the 60' irrigation canal easement, a distance of **97.47 feet** to 1/2 inch iron rod set, with plastic cap marked "Ford Engineering Inc", for an exterior corner hereof;
10. **North 00° 44' 13" West**, leaving the northeast line of the 60' irrigation canal easement, a distance of **563.35 feet** to 1/2 inch iron rod set, with plastic cap marked "Ford Engineering Inc", in the southwest line of a 40' water and sludge line easement, part 1, recorded in Volume 8743, Page 1336, Deed Records, Bexar County, Texas, for an interior corner hereof;

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11. North 62° 14' 29" West, along the southwest line of the 40' water and sludge line easement, a distance of **637.19 feet** to 1/2 inch iron rod set, with plastic cap marked "Ford Engineering Inc", for an exterior corner hereof;
12. North 00° 44' 13" West, crossing the 40' water and sludge line easement, a distance of **45.53 feet** to 1/2 inch iron rod set, with plastic cap marked "Ford Engineering Inc", in the northeast line of the 40' water and sludge line easement, for an interior corner hereof;
13. North 62° 14' 29" West, along the northeast line of the 40' water and sludge line easement, a distance of **472.87 feet** to 1/2 inch iron rod set, with plastic cap marked "Ford Engineering Inc", at an angle point of the 40' water and sludge line easement, for an interior corner hereof;
14. North 72° 41' 17" West, along the northeast line of the 40' water and sludge line easement, a distance of **528.12 feet** to 1/2 inch iron rod set, with plastic cap marked "Ford Engineering Inc", for an exterior corner hereof;
15. North 00° 52' 26" East, leaving the northeast line of the 40' water and sludge line easement, a distance of **580.80 feet** to 1/2 inch iron rod set, with plastic cap marked "Ford Engineering Inc", at a point that is 200 foot south of the north boundary line of the City of San Antonio 285.47 acre tract, for the northwest corner hereof;
16. South 89° 07' 34" East, 200 foot south and parallel to the north boundary line of the City of San Antonio 285.47 acre tract, a distance of **2505.29 feet** to **POINT OF BEGINNING**, containing 108.318 acres of land.

BEARINGS AND COORDINATES ARE BASED ON LAMBERT GRID, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE NAD 83/93; COORDINATES SHOWN HEREON HAVE AN APPLIED SURFACE SCALE FACTOR OF 1.00017.



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