HENRY A. KUEHLEM
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4020

PMCKEE
JOB NO. 2100000117

SCALE: 1" = 300'
RE: FIELD NOTE DESCRIPTION

NOTE: SET 1/2" IRON PINS HAVE ORANGE PLASTIC CAP STAMPED "BASELINE HAKUEHLEM"

NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT

BEARING SOURCE TEXAS COORDINATE SYSTEM
NAD 83 SOUTH CENTRAL ZONE

DISTANCES ARE GRID TO CONVERT TO SURFACE MULTIPLY BY 1.00017

FIELD NOTES

Field notes of a 125.397 acre tract of land situated in Bexar County, Texas and being out of the B.B.B. & C. RR. Co. Survey No. 385, Abstract 98, County Block 4410, being part of that 125.955 acre tract conveyed to Oscar W. Gass, and described in deed recorded in Volume 11628, Page 218, Official Public Records of Bexar County, Texas, and being more particularly described by meets and bounds as follows:

Beginning at a ½" iron rod found (N: 13727812.9720 E: 2045337.1890) in the southeast line of an Access Easement described as 5.969 acres in Document No. 20100058283 and in Document No. 20050216328, being the northwest corner of this tract, and being the southwest corner of a 26.99 acre tract described in Document No. 20200273513, said point being S 66° 18' 04" E. 59.94 feet from a ½" iron rod found at the northwest corner of said 125.955 acre tract.

Thence along the north line of said 125.955 acre tract, being the south line of said 26.99 acre tract, a 10.006 acre tract described in Volume 5790, Page 1059, and a 7.962 acre tract described in Document No. 20130010472, as follows:
S 66° 28' 22"" E. 861.19 feet to a ½" iron rod found at an angle point in the north line of said 125.955 acre tract and this tract, being the southwest corner of said 10.006 acre tract, being the southeast corner of said 26.99 acre tract.
S 66° 30' 11" E. 453.74 feet to a ½" iron rod found at an angle point in the north line of said 125.955 acre tract and this tract, being the southeast corner of said 10.006 acre tract, and the southwest corner of said 7.962 acre tract.
S 66° 36' 30" E. 719.02 feet to a ½" iron rod with "Pape Dawson" cap found in the west line of Alamo Ranch Unit 17B according to plat recorded as Document No. 20180206782, being the northeast corner of said 125.955 acre tract and this tract, being the southeast corner of said 7.962 acre tract.

Thence along the east line of said 125.955 acre tract and this tract, being the west line of said Alamo Ranch Unit 17B, Alamo Ranch Unit 16 according to plat recorded as Document No. 20180024126, Alamo Ranch Unit 15B according to plat recorded as Document No. 20160237177, and Westwinds West Unit 5A according to plat recorded as Document No. 20140094039, as follows:
S 22° 17' 56" W. 1569.93 feet to a post found at an angle point in the east line of said 125.955 acre tract and this tract, being the west line of said Alamo Ranch Unit 15B.
S 14° 03' 15" E. 1375.28 feet to a ½" iron rod found at the southeast corner of said 125.955 acre tract and this tract, being the northeast corner of a 509.64 acre tract described in Volume 9438, Page 1273.

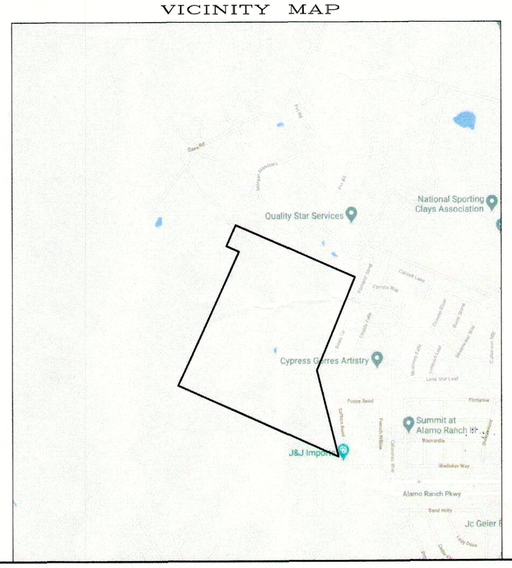
Thence N 66° 06' 24" W. 2734.22 feet along the south line of said 125.955 acre tract, being a north line of said 509.64 acre tract, to ½" iron rod found at the southwest corner of said 125.955 acre tract and this tract, being an interior corner of said 509.64 acre tract.

Thence N 24° 32' 12" E. 2282.63 feet to a ½" iron rod found at the base of a 24" live oak tree being an interior corner of said 125.955 acre tract and this tract, being a northeast corner of said 509.64 acre tract.

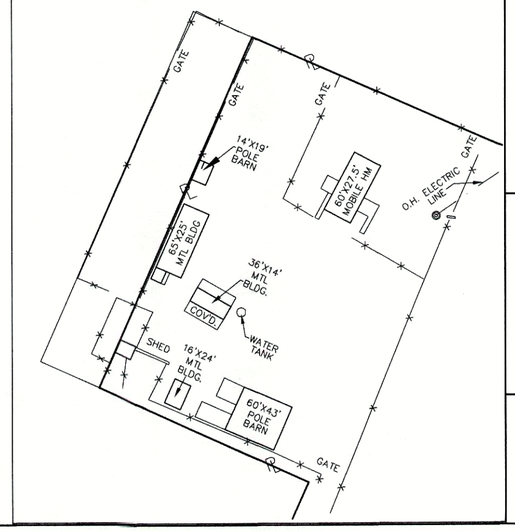
Thence N 65° 45' 27" W. 213.86 feet along a north line of said 509.64 acre tract to a ½" iron rod found at a southwest corner of this tract, being the southeast corner of said 5.969 acre tract.

Thence N 23° 45' 29" E. 355.11 feet along the east line of said 5.969 acre tract to the to the Place of Beginning and containing 125.397 acres of land according to a survey on the ground.

VICINITY MAP



DETAIL "A"



REVISIONS

PLAT OF 125.397 ACRES,
BEING THE REMAINING PORTION
OF THE 125.955 ACRE TRACT CONVEYED
TO OSCAR W. GASS, BY DEED RECORDED
IN VOLUME 11628, PAGE 218 OUT OF
THE B.B.B&C. RR CO. SURVEY 385,
ABSTRACT 98, COUNTY BLOCK 4410,
BEXAR COUNTY,
TEXAS.

H.A. KUEHLEM
PROFESSIONAL SURVEYORS
A Baseline Company
H.A. KUEHLEM | TxSurv F-10059500
14305 Northbrook Dr., Ste 130, San Antonio, Tx 78232
210.490.7847 | HAKUEHLEM.COM

J.L.G.
DRAWN BY:

H.A.K.
CHECKED BY:

H.A.K.
APPROVED BY:

APRIL 26, 2021
SURVEYED DATE:

SHEET: 1

OF: 1