

FIELD NOTES FOR A 99.542 ACRE TRACT OF LAND

A **99.542 acre** tract of land, located in the J.R. Arocha Survey No. 171, Abstract No. 24, Bexar County, Texas, and being the remaining portion of a called 189 acre tract of land and all of a called 1.91 acre tract of land, both as described of record in Volume 1795, Page 425, and all of a called 7.837 acre tract of land as described of record in Volume 6951, Page 908, all of the Deed Records of Bexar County, Texas. Said **99.542 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a found $\frac{1}{2}$ " iron rod in the northerly right-of-way line of Dietz Elkhorn Rd., an unknown width public right-of-way, no record found, at the southeast corner of a called 0.199 acre tract of land as described of record in Volume 6835, Page 872 of the Deed Records of Bexar County, Texas, for the southwest corner of said 189 acre tract and the tract described herein;

THENCE: N $00^{\circ} 26' 24''$ E, departing said right-of-way line, with the east line of said 0.199 acre tract and the west line of said 189 acre tract, at a distance of 208.86 feet passing a found $\frac{1}{2}$ " iron rod at the northeast corner of said 0.199 acre tract, the southeast corner of Lot 5, Block A of Enchanted Oaks, Unit 1 subdivision of record in Volume 9506, Page 152 of the Deed and Plat Records of Bexar County, Texas, at an additional 284.48 feet passing a found $\frac{1}{2}$ " iron rod at the common east corner of Lots 5 and 6 of said Block A, at an additional 270.24 feet passing a found $\frac{1}{2}$ " iron rod at the common east corner of Lots 6 and 12 of said Block A, at an additional 174.45 feet passing a found $\frac{1}{2}$ " iron rod at the common east corner of Lots 12 and 13 of said Block A, and continuing for a total distance of **1112.27 feet** to a found $\frac{1}{2}$ " iron rod at the east corner of Lot 13 of said Block A, at the south corner of said 1.91 acre tract and for a westerly interior corner of the tract described herein;

THENCE: N $23^{\circ} 40' 48''$ W, continuing with the east line of said Block A, and with the west line of said 1.91 acre tract, at 140.28 feet passing a found $\frac{1}{2}$ " iron rod at the common east corner of Lots 13 and 14 of said Block A, at an additional 123.00 feet passing a found $\frac{1}{2}$ " iron rod at the common east corner of Lots 14 and 17 of said Block A, and continuing for a total distance of **474.49 feet** to a found $\frac{1}{2}$ " iron rod for the northeast corner of said Lot 17, in the east line of the remainder of a called 66.65 acre tract of land as described of record in Volume 3300, Page 1286 of the Deed Records of Bexar County, Texas, for an angle of said 1.91 acre tract and the tract described herein;

THENCE: With the common line between said 66.65 acre tract and said 1.91 acre tract, and along an existing wire fence, the following fourteen (14) courses:

1. N $22^{\circ} 40' 19''$ W, a distance of **35.58 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for angle,
2. N $20^{\circ} 41' 27''$ W, a distance of **125.33 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for angle,
3. N $16^{\circ} 25' 43''$ W, a distance of **145.68 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for angle,
4. N $13^{\circ} 00' 46''$ W, a distance of **99.25 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for angle,
5. N $07^{\circ} 29' 54''$ W, a distance of **265.50 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for angle,
6. N $01^{\circ} 39' 09''$ W, a distance of **84.68 feet** to a found 5" cedar fence post for angle,
7. N $00^{\circ} 52' 53''$ W, a distance of **49.47 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for angle,
8. N $02^{\circ} 47' 46''$ E, a distance of **192.75 feet** to a found 27" Post Oak Tree for angle,
9. N $05^{\circ} 23' 53''$ E, a distance of **53.07 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for angle,
10. N $09^{\circ} 13' 54''$ E, a distance of **139.71 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for angle,

11. **N 12° 50' 23" E**, a distance of **84.96 feet** to a 2" pipe fence post,
12. **N 15° 42' 13" E**, a distance of **521.55 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for angle,
13. **N 16° 33' 36" E**, a distance of **514.01 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for angle, and
14. **N 15° 02' 00" E**, a distance of **122.38 feet** to a found 6" cedar fence post at the north corner of said 1.91 acre tract, in the west line of said 189 acre tract, for an angle in the east line of said 66.65 acre tract and for an angle in the west line of the tract described herein;

THENCE: With the common line between said 66.65 acre tract and said 189 acre tract, the following two (2) courses:

1. **N 01° 56' 24" E**, a distance of **14.43 feet** to a found 8" cedar fence post at the northeast corner of said 66.65 acre tract, a westerly interior corner of said 189 acre tract and the tract described herein, and
2. **N 88° 08' 32" W**, at 425.82 feet passing a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for reference, and continuing for a total distance of **525.82 feet** to a point in the center line of Balcones Creek as surveyed this date, at the northwesterly corner of said 66.65 acre tract, in the east line of a called 212.218 acre tract of as described of record in Document No. 2021-363564 of the Official Records of Kendall County, Texas, also being the County Line between Kendall and Bexar County, Texas, for a southwesterly corner of said 189 acre tract and the tract described herein;

THENCE: With the meanders of the center line of Balcones Creek, the west line of said 189 acre tract and the east line of said 212.218 acre tract:

- **N 08° 27' 20" E**, a distance of **65.96 feet** for angle,
- **N 02° 31' 12" W**, a distance of **140.99 feet** for angle,
- **N 21° 03' 40" W**, a distance of **85.65 feet** for angle,
- **N 34° 44' 49" W**, a distance of **172.98 feet** for angle,
- **N 29° 57' 16" W**, a distance of **94.40 feet** for angle,
- **N 51° 45' 01" W**, a distance of **161.04 feet** for angle,
- **N 56° 36' 57" W**, a distance of **216.26 feet** for angle,
- **S 57° 08' 00" W**, a distance of **70.98 feet** for angle,
- **N 54° 19' 01" W**, a distance of **62.47 feet** for angle,
- **N 43° 39' 49" W**, a distance of **83.35 feet** for angle,
- **N 63° 03' 43" W**, a distance of **142.10 feet** for angle,
- **N 50° 01' 27" W**, a distance of **170.03 feet** for angle,
- **N 61° 00' 59" W**, a distance of **360.55 feet** for angle,
- **N 35° 29' 02" W**, a distance of **100.55 feet** for angle,
- **N 03° 18' 33" E**, a distance of **125.90 feet** for angle,
- **N 08° 55' 16" W**, a distance of **158.94 feet** for angle,
- **N 12° 02' 27" E**, at 63.84 feet passing the northeast corner of said 212.218 acre tract and the southeast corner of Lot 93 of the Kendall Pointe Subdivision of record in Volume 2, Pages 220-225 of the Plat Records of Kendall County, Texas, and continuing for a total distance of **97.53 feet** for angle:

THENCE: Continuing with the meanders of the center line of Balcones Creek, the west line of said 189 acre tract and the southeast line of said Kendall Pointe Subdivision:

- **N 21° 27' 02" E**, a distance of **252.53 feet** for angle,
- **N 37° 03' 56" E**, a distance of **365.12 feet** for angle,
- **N 38° 57' 11" E**, a distance of **293.76 feet** for angle,
- **N 48° 06' 18" E**, a distance of **216.60 feet** for angle,
- **N 36° 04' 50" E**, a distance of **109.98 feet** for angle,
- **N 56° 53' 57" E**, a distance of **93.19 feet** for angle,

- N 77° 04' 19" E, a distance of **84.48 feet** for angle,
- S 69° 23' 03" E, a distance of **156.80 feet** for angle,
- N 88° 02' 05" E, a distance of **181.40 feet** for angle,
- N 88° 20' 48" E, a distance of **155.82 feet** for angle,
- S 87° 21' 31" E, a distance of **123.59 feet** to a point in the west line of a Greenbelt/Drainage Lot as shown on the Blackjack Oaks, Unit 3C Subdivision of record in Volume 9542, Page 117 of the Deed and Plat Records of Bexar County, Texas and for the northeast corner of the tract described herein, from which a found ½" iron rod at the northwest corner of said Blackjack Oaks, Unit 3C Subdivision bears, N 26° 44' 34" W, a distance of 47.57 feet;

THENCE: With the west line of said Blackjack Oaks, Unit 3C Subdivision, the following five (5) courses:

1. S 26° 44' 34" E, a distance of **348.78 feet** to a found ½" iron rod for angle,
2. S 22° 54' 07" E, a distance of **108.65 feet** to a found ½" iron rod for angle,
3. S 21° 15' 19" E, a distance of **563.32 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for angle,
4. S 22° 21' 37" E, at 1.92 feet passing a found ½" iron rod with a yellow plastic cap at the common westerly corner of said Greenbelt Lot and Lot 1612 of said Unit 3C Subdivision, and continuing for a total distance of **188.90 feet** to a found ½" iron rod with a yellow plastic cap stamped "Pape Dawson" for a point of curvature, and
5. With a non-tangent curve to the right having a radius of **1310.21 feet**, a delta angle of **26° 50' 01"** and a chord bears, S 09° 04' 46" E, a distance of **608.03 feet**, at 174.09 feet passing a found ½" iron rod with a yellow plastic cap stamped "Pape Dawson" for a common westerly corner of Lots 1611 and 1610, at an additional 165.09 feet passing a found ½" iron rod with a yellow plastic cap stamped "Pape Dawson" for a common westerly corner of Lots 1610 and 1609, and continuing for a total arc distance of **613.62 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" at the southwest corner of Lot 1609 and 1608, the northwest corner of Lot 1295 of the Fair Oaks Ranch, Unit AC Subdivision of record in Volume 9300, Page 12 of the Deed and Plat Records of Bexar County, Texas, and for a point of non-tangency of the tract described herein, from which a found railroad spike bears, S 80° 49' 02" E, a distance of 2.21 feet;

THENCE: With the west line of said Fair Oaks Ranch, Unit AC Subdivision, the following seven (7) courses:

1. S 03° 41' 47" W, a distance of **35.16 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for angle,
2. S 08° 01' 38" W, a distance of **104.92 feet** to a found ½" iron rod for angle,
3. S 10° 24' 25" W, a distance of **67.37 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for angle,
4. S 14° 06' 52" W, a distance of **88.92 feet** to a found 6" cedar fence post for angle,
5. S 16° 04' 47" W, a distance of **89.70 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for angle,
6. S 16° 54' 07" W, a distance of **80.62 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for angle, and
7. S 15° 02' 19" W, a distance of **64.41 feet** to a found ½" iron rod at the southwest corner of Lot 1293 of said Fair Oaks Ranch, Unit AC Subdivision, the northwest corner of Lot 1239 of the Fair Oaks Ranch, Unit AB Subdivision of record in Volume 8700, Page 111 of the Deed and Plat Records of Bexar County, Texas and for an angle of the tract described herein;

THENCE: With the west line of said Fair Oaks Ranch, Unit AB Subdivision, partially with the east line of said 1.91 acre tract and said 7.837 acre tract, the following eleven (11) courses:

1. S 15° 27' 51" W, a distance of **554.69 feet** to a found 2" pipe fence post for angle,
2. S 16° 35' 02" W, at 79.38 feet passing a found axle of the common west corner of Lots 1238 and 1234, and continuing for a total distance of **534.85 feet** to a found ½" iron rod at the northwest corner of said 7.837 acre tract, the west corner of Lot 1233 and an easterly interior corner of the tract described herein,

3. **S 74° 25' 03" E**, a distance of **98.18 feet** to a found ½" iron rod at the northeast corner of said 7.837 acre tract, an interior west corner of said Lot 1233 and an easterly exterior corner of the tract described herein.
4. **S 16° 36' 53" W**, a distance of **367.62 feet** to a found ½" iron rod for angle,
5. **S 14° 01' 30" W**, at 50.16 feet passing a found ½" iron rod at the common west corner of Lots 1231 and 1230, and continuing for a total distance of **207.00 feet** to a found ½" iron rod with a yellow plastic cap stamped "MBC" for angle,
6. **S 10° 14' 31" W**, at 79.99 feet passing a found ½" iron rod with a yellow plastic cap stamped "MBC" at the common west corner of Lots 1230 and 1229, and continuing for a total distance of **92.71 feet** to a found ½" iron rod with a yellow plastic cap stamped "MBC" for angle,
7. **S 06° 33' 42" W**, a distance of **94.57 feet** to a found ½" iron rod with a yellow plastic cap stamped "MBC" for angle,
8. **S 03° 46' 21" W**, at 100.04 feet passing a found ½" iron rod at the common west corner of Lots 1229 and 1228, and continuing for a total distance of **152.55 feet** to a found 2" aluminum fence post,
9. **S 02° 53' 15" E**, at 149.93 feet passing a found ½" iron rod at the common west corner of Lots 1228 and 1227, and continuing a total distance of **209.57 feet** to a found ½" iron rod for angle,
10. **S 07° 35' 54" E**, a distance of **159.75 feet** to a found ½" iron rod for angle, and
11. **S 17° 23' 45" E**, a distance of **29.98 feet** to a point at the southwest corner of said Lot 1227, the northwest corner of Lot 32 of the Fair Oaks Ranch, Unit A Subdivision of record in Volume 8100, Page 31 of the Deed and Plat Records of Bexar County, Texas and for an angle of the tract described herein, from which a found ½" iron rod bears, **S 54° 35' 08" W**, a distance of 1.83 feet;

THENCE: With the west line of said Fair Oaks Ranch, Unit A Subdivision and continuing with the east line of said 7.837 acre tract, the following nine (9) courses:

1. **S 16° 52' 03" E**, a distance of **361.08 feet** to a found ½" iron rod for angle,
2. **S 23° 45' 37" E**, a distance of **229.94 feet** to a found ½" iron rod for angle,
3. **S 23° 58' 58" E**, at 146.24 feet passing a found ½" iron rod at the common west corner of Lots 29 and 28, at an additional 75.34 feet passing a found ½" iron rod at the common west corner of Lots 28 and 25, and continuing for a total distance of **282.58 feet** to a found ½" iron rod with a yellow plastic cap stamped "SGCE 5293" for angle,
4. **S 23° 50' 54" E**, at 43.68 feet passing a found ½" iron rod with a yellow plastic cap stamped "SGCE 5293" at the common west corner of Lots 25 and 24, and continuing for a total distance of **104.34 feet** to a found ½" iron rod for angle,
5. **S 22° 29' 07" E**, a distance of **301.38 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" at the common west corner of Lots 24 and 23, and for angle of the tract described herein, from which a found ½" iron rod bears, **N 66° 40' 13" E**, a distance of 7.91 feet,
6. **S 25° 31' 06" E**, a distance of **264.46 feet** to a found ½" iron rod for angle,
7. **S 23° 55' 54" E**, at 90.84 feet passing a found ½" iron rod at the common west corner of Lots 19 and 18, and continuing for a total distance of **170.84 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for angle,
8. **S 23° 55' 03" E**, a distance of **201.76 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for angle, and
9. **S 24° 10' 48" E**, a distance of **203.20 feet** to a set magnetic nail in a rock fence pillar, in the north right-of-way line of Dietz Elkhorn Road, at the southwest corner of said Fair Oaks Ranch, Unit A Subdivision, the southeast corner of said 7.837 acre tract, in the south line of said 189 acre tract and for the southeast corner of the tract described herein;

THENCE: **S 89° 46' 12" W**, with the north right-of-way line of Dietz Elkhorn Road, the south line of said 7.837 acre tract and said 189 acre tract, a distance of **639.19 feet** to the **POINT OF BEGINNING** and containing **99.542 acres** of land situated in Bexar County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document. Field work performed in March of 2026. Scale Factor: 1.0001700047



Job # 26-4024 – 99.542 Acres

Date: April 1, 2026