

**FIELD NOTES  
FOR  
TRACT 3**

A **21.36** acre tract of land, out of NCB 18225, the Antonio Zamora Survey No. 36, Abstract No. 828, County Block 5083, Bexar County, Texas and being out of a 107.6 acre tract of land conveyed to II Southfork Development, LTD. a Texas limited partnership, of record in Volume 18653, Page 342 of the Official Public Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a found 1/2" iron rod with a plastic cap stamped "CEC" in the southeast right-of-way line of I.H.-10 (also known as U.S. Highway 90 East), a variable width public right-of-way, for the northeast corner of a 53.424 acre tract of land conveyed to Beatrice Gleitz Zigmond, et al, of record in Volume 11980, Page 2488 of the Official Public Records of Bexar County, Texas, for the northwest corner of the 107.6 acre tract and the tract described herein, from which a found 1/2" iron rod with a plastic cap stamped "Bain Medina Bain" in the southeast right-of-way line of I.H.-10, the northwest line of the 53.424 acre tract and for the northeast corner of a 80.841 acre tract of land as conveyed to PDI Development, Inc., of record in Volume 17628, Page 1804 of the Official Public Records of Bexar County, Texas bears, S 69° 22' 01" W a distance of 1,515.10 feet;

**THENCE:** Along and with the southeast right-of-way line of I.H. 10 and the northwest line of the 107.6 acre tract, the following two (2) courses:

1. **N 69° 22' 01" E**, a distance of **888.42 feet** to a point for an angle point in the 107.6 acre tract and the tract described herein, from which a found 1/2" iron rod with a plastic cap stamped "Howard" bears, S 06° 03' 31" W, a distance of 0.90 feet, and
2. **THENCE: N 76° 58' 14" E**, a distance of **741.71 feet** to a point for the northwest corner of a 1.72 acre tract of land as conveyed to Quest Utility Construction of record in Volume 14892, Page 1298 of the Official Public Records of Bexar County, Texas, for the northeast corner of the 107.6 acre tract and the tract described herein, from which a found Texas Department of Transportation Type II Right-of-Way Monument bears, N 76° 58' 14" E, a distance of 14.04 feet;

**THENCE: S 31° 32' 36" E**, along and with the southwest line of the 1.72 acre tract of land and the northeast line the 107.6 acre tract, at a distance of 0.30 feet passing a found 1/2" iron rod with a plastic cap stamped "CEC" and continuing for a total distance of **372.83 feet** to a found 1" iron pipe in the northwest line of a 151.91 acre tract of land as conveyed to the San Antonio River Authority of record in Volume 7759, Page 1390 of the Official Public Records of Bexar County, Texas, for an easterly exterior corner of the 107.6 acre tract and the tract described herein;



**THENCE: S 29° 20' 53" W**, along and with the northwest line of the 151.91 acre tract and the southeast line of the 107.6 acre tract, at a distance of 101.86 feet passing a found 1/2" iron rod with a plastic cap stamped "SARA" and continuing for a total distance of **404.83 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying" for a northeast corner of a 57.07 acre tract this day described, called Tract 1, a southeast corner of the tract described herein,

**THENCE:** leaving the northwest line of the 151.91 acre tract and the southeast line of the 107.6 acre tract, into and across the 107.6 acre tract, with the northwest and northeast line of Tract 1, and the southwest and southeast line of the tract described herein, the following eight (8) courses:

1. **N 37° 59' 34" W**, a distance of **192.62 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying" in the ostensible line of the San Antonio City Limits, for an interior corner of the tract described herein,
2. **S 76° 49' 50" W**, a distance of **586.09 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying" for an angle point of the ostensible line of the San Antonio City Limits and the tract described herein,
3. **S 69° 23' 34" W**, a distance of **1294.67 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying" in the southeast line of the 53.424 acre tract and the northwest line of the 107.6 acre tract, for a southwest corner of the tract described herein;

**THENCE: N 29° 10' 13" E**, along and with the southeast line of the 53.424 acre tract and the northwest line of the 107.6 acre tract, a distance of **718.91 feet** to the **POINT OF BEGINNING** and containing **21.36 acres**, more or less, in the City of San Antonio, Bexar County, Texas and being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83 (2011) Texas State Plane South Central Zone, 4204. Distances recited herein are surface distances using an average combined scale factor of 0.9998300289.

This tract is subject to an agreement between the owner (II Southfork Development, LTD.) and (Century Communities) that the owner will convey a strip of land for a sixty foot public right-of-way for access to IH 10 (through Tract 3, for the benefit of Tracts 1 & 2) at a later date to be determined, once the completion of the preliminary design layout for development is approved.

Job No.: 17-001  
Prepared by: KFW Surveying  
Date: October 25, 2017  
File: S:\Draw 2017\17-001 999 E. IH 10\DOCS\FN 17-001 21.36 Ac - TRAC





10/25/2017

Scale: 1 inch= 270 feet

File: 21.36 ac.ndp

Tract 1: 21.3618 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5200 ft.

- 01 n69.2201e 888.42
- 02 n76.5814e 741.71
- 03 s31.3236e 372.83
- 04 s29.2053w 404.83
- 05 n37.5934w 192.62
- 06 s76.4950w 586.09
- 07 s69.2334w 1294.67

08 n29.1013e 718.91