

Field Notes for a Tract of Land
Containing 10.329 acres (449,912.26 square feet)

10.329 acres (449,912.26 square feet) tract of land situated in the Eligio Gortari Survey No. 2, Abstract No. 5, County Block 5193, Bexar County, Texas, being out of the remainder of a 70.831 acre tract of land as conveyed to HLH Development, LLC, by Assumption Warranty Deed, as recorded in Document No. 20180237610 of the Official Public Records of Bexar County, Texas, said 10.329 acres (449,912.26 square feet) tract of land being more particularly described as follows:

Beginning: at a point being the most southerly terminus point of Hallie Loop, a 50.00-foot wide right of way as shown on plat of Hallies Cove Subdivision Unit 2, as recorded in Document Number 20180120002 of the Official Public Records of Bexar County, Texas, and being an interior corner of the herein described tract;

Thence, with the southeast boundary of said Hallies Cove Subdivision Unit 2, the following three (3) courses:

North 59 degrees 30 minutes 41 seconds East, a distance of 297.83 feet to a found iron rod with a yellow plastic cap stamped "CDS MUERY S.A. TX", being the easterly corner of Lot 2, Block 6, of said Hallies Cove Subdivision Unit 2, and being an angle point in the herein described tract;

South 30 degrees 54 minutes 12 seconds East, a distance of 25.20 feet to a point, being the most southerly terminus point of Hallie River, a 50.00-foot wide right of way as shown on said plat of Hallies Cove Subdivision Unit 2, and being an angle point in the herein described tract;

North 59 degrees 23 minutes 51 seconds East, a distance of 146.41 feet to a found iron rod with a yellow plastic cap stamped "CDS MUERY S.A. TX", being the west corner of Lot 1, Block 7, of said Hallies Cove Subdivision Unit 2, and being the south corner of Lot 2, Block 7, as shown on plat of Hallies Cove Subdivision Unit 3, as recorded in Document Number 20190211497 of the Official Public Records of Bexar County, Texas, said iron rod being an angle point in the herein described tract;

Thence, with the southeast and the easterly boundary of said Hallies Cove Subdivision Unit 3, the following nine (9) courses:

North 59 degrees 31 minutes 00 seconds East, a distance of 333.00 feet to a set 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being the south corner of Lot 6, Block 7, as shown on plat of said Hallies Cove Subdivision Unit 3, being the north corner of the herein described tract;

South 30 degrees 29 minutes 00 seconds East, a distance of 170.00 feet to a set 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being an interior angle in the herein described tract;

North 59 degrees 31 minutes 00 seconds East, a distance of 52.46 feet to a set 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being an angle point in the herein described tract;

South 30 degrees 29 minutes 50 seconds East, a distance of 124.25 feet to a set 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being an angle point in the herein described tract;

South 59 degrees 31 minutes 00 seconds West, a distance of 165.00 feet to a set 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being an angle point in the herein described tract;

South 30 degrees 29 minutes 00 seconds East, a distance of 8.21 feet to a set 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being a point of tangent curvature to the left;

Along the arc of said curve to the left, a distance of 20.48 feet, having a radius of 30.00 feet, a central angle of 39 degrees 06 minutes 54 seconds, and a chord bearing and distance of South 50 degrees 02 minutes 27 seconds East, 20.09 feet to a set 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being a point of reverse curvature to the right;

Along the arc of said curve to the right, a distance of 115.61 feet, having a radius of 50.00 feet, a central angle of 132 degrees 28 minutes 26 seconds, and a chord bearing and distance of South 03 degrees 21 minutes 41 seconds East, 91.52 feet to a set 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being a point of non-tangency;

South 30 degrees 29 minutes 00 seconds East, a distance of 115.10 feet to a set 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being the south corner of Lot 23, Block 4, designated as Park/Open Space as shown on plat of said Hallies Cove Subdivision Unit 3, said iron rod being on the southeasterly boundary of the remainder of said 70.831 acre tract, being an angle point in the herein described tract;

Thence, with the southeast boundary of the remainder of said 70.831 acre tract, South 59 degrees 41 minutes 07 seconds West, a distance of 742.02 feet to a point being the south corner of the remainder of said 70.831 acre tract, and the south corner of the herein described tract;


Thence, with the southwest boundary of the remainder of said 70.831 acre tract, North 30 degrees 29 minutes 28 seconds West, a distance of 515.35 feet to a found iron rod with a red plastic cap stamped "RPLS 4540" on the southeast boundary of Lot 7, Block 4 as shown on said plat of Hallies Cove Subdivision Unit 2, being the north corner of a 1.021 acre tract described by deed recorded in Volume 8165, Page 717 of the Official Public Records of Bexar County, Texas, said iron rod being the west corner of the herein described tract;

Thence, with the southeast boundary of said Lot 7, Block 4, North 22 degrees 24 minutes 09 seconds East, a distance of 126.95 feet to a found iron rod with a yellow plastic cap stamped "CDS MUERY S.A. TX" on the southwesterly right of way of said Hallie Loop, being a point of non-tangent curvature to the right;

Thence, with the southwesterly right of way of said Hallie Loop, along the arc of said curve to the right, a distance of 52.49 feet, having a radius of 575.00 feet, a central angle of 05 degrees 13 minutes 51 seconds, and a chord bearing and distance of South 42 degrees 31 minutes 03 seconds East, 52.48 feet to the **Point of Beginning**, containing 10.329 acres (449,912.26 square feet) of land.

Note: Basis of bearing was established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone. A survey of even date was prepared for this description




Stephanie L. James, R.P.L.S.
Registered Professional Land Surveyor
No. 5950
Date: 2019-10-07 Job #19043
Revised Date: 2019-12-18

GENERAL NOTES:

1) BASIS OF BEARING WAS ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.

2) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. MOY TARIN RAMIREZ ENGINEERS, LLC., WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.

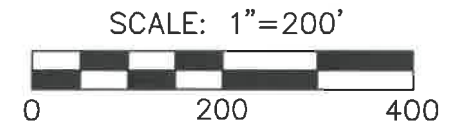
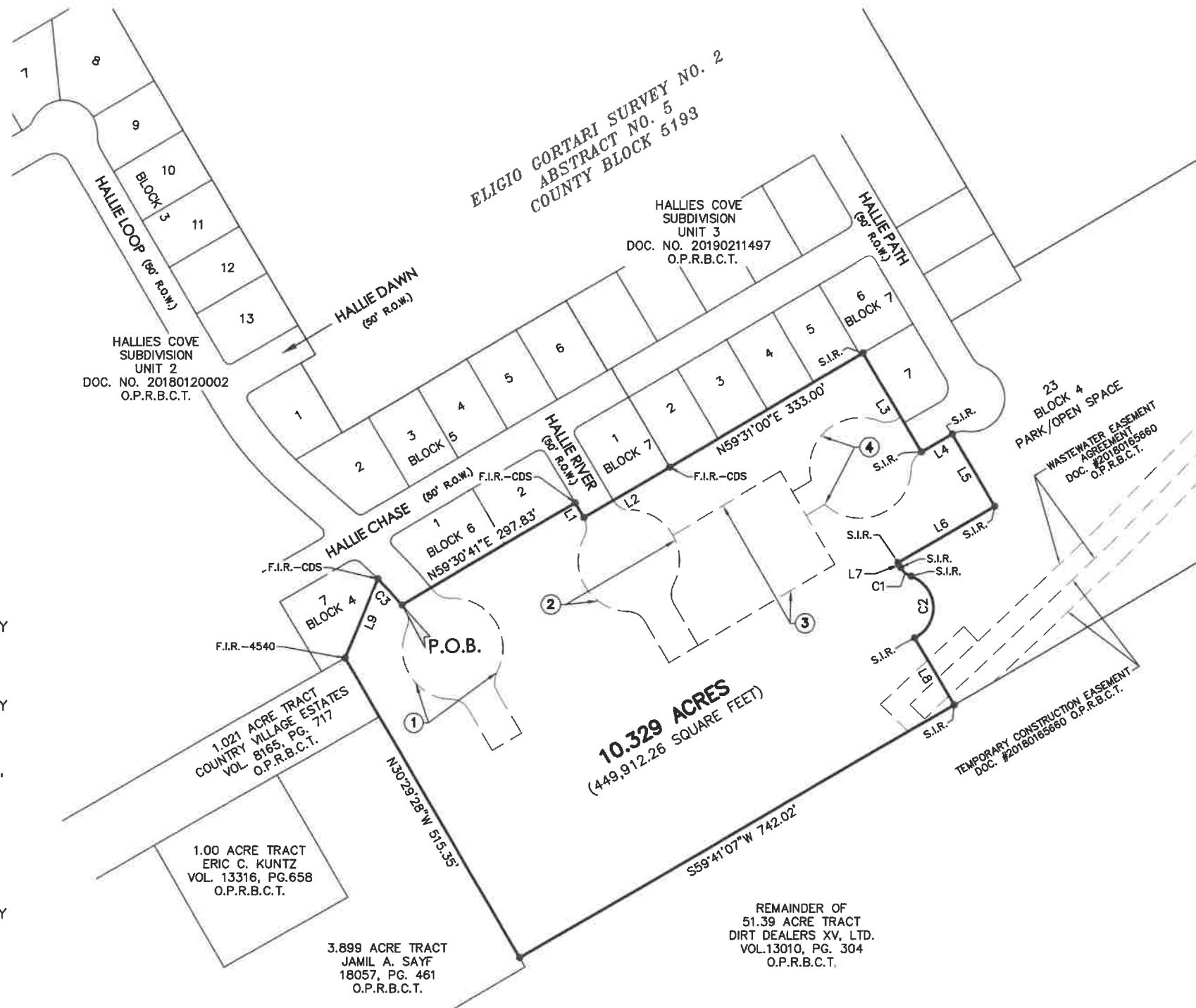
3) THIS EXHIBIT IS NOT AN IMPROVEMENT SURVEY. IMPROVEMENTS AND RECORDED EASEMENTS AFFECTING THE SUBJECT PROPERTY MAY EXIST BUT ARE NOT SHOWN.

4) A FIELD NOTE DESCRIPTION OF EVEN DATE WAS PREPARED FOR THIS SURVEY.

5) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.

KEY NOTES:

- ① VARIABLE WIDTH E.G.T.T.V., WATER, SANITARY SEWER, DRAINAGE & TURNAROUND EASEMENT
DOC.#20180085937, O.P.R.B.C.T.
- ② VARIABLE WIDTH E.G.T.T.V., WATER, SANITARY SEWER, DRAINAGE & TURNAROUND EASEMENT
(VOL.20001, PG. 217, O.P.R.B.C.T.)
DOC.#20180120002 AND DOC.#20180085936, O.P.R.B.C.T.
- ③ VARIABLE WIDTH SANITARY SEWER EASEMENT
(VOL.20001, PG. 217, O.P.R.B.C.T.)
DOC.#20180120002 AND
DOC.#20180085933, O.P.R.B.C.T.
- ④ VARIABLE WIDTH E.G.T.T.V., WATER, SANITARY SEWER, DRAINAGE & TURNAROUND EASEMENT (BEING RECORDED CONCURRENTLY WITH THE HEREIN PLAT, DOC.#20190211497, O.P.R.B.C.T.)



LEGEND:

- F.I.R. FOUND IRON ROD
- F.I.R.-CDS FOUND IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CDS MUERY S.A.TX"
- F.I.R.-4540 FOUND IRON ROD WITH A RED PLASTIC CAP STAMPED "RPLS 4540"
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- S.I.R. SET 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG"

CURVE TABLE					
CURVE NO.	DELTA	ARC LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C1	39°06'54"	20.48'	30.00'	S50°02'27"E	20.09'
C2	132°28'26"	115.61'	50.00'	S03°21'41"E	91.52'
C3	5°13'51"	52.49'	575.00'	S42°31'03"E	52.48'

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	25.20'	S30°54'12"E
L2	146.41'	N59°23'51"E
L3	170.00'	S30°29'00"E
L4	52.46'	N59°31'00"E
L5	124.25'	S30°29'50"E
L6	165.00'	S59°31'00"W
L7	8.21'	S30°29'00"E
L8	115.10'	S30°29'00"E
L9	126.95'	N22°24'09"E

Moy Tarin Ramirez Engineers, LLC
 TBPELS ENGINEERING F-5297/SURVEYING NO. 10131500
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Stephanie L. James

EXHIBIT OF
 10.329 ACRES (449,912.26 SQUARE FEET) TRACT OF LAND SITUATED IN THE ELIGIO GORTARI SURVEY NO. 2, ABSTRACT NO. 5, COUNTY BLOCK 5193, BEXAR COUNTY, TEXAS, BEING OUT OF THE REMAINDER OF A 70.831 ACRE TRACT OF LAND AS CONVEYED TO HLH DEVELOPMENT, LLC, BY ASSUMPTION WARRANTY DEED, AS RECORDED IN DOCUMENT NO. 20180237610 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

DATE: 10-07-2019
 REVISED DATE: 12-18-2019

JOB NO. 19043

V:\19043 Hallies Cove Unit A Drawings\19043 Hallies Cove Unit A Exhibit (revised).dwg 2019/12/18 3:40pm jrc@igomez