

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREON ARE GRID UNITS.

3. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 620 OF 785, COMMUNITY PANEL NO. 48029C0620F, DATED SEPTEMBER 29, 2010.

4. THE TRACT SHOWN HEREON MAY BE SUBJECT TO ALL BEXAR COUNTY ORDINANCES AND RESTRICTIONS.

REMAINING PORTION OF A
CALLED 118.3 ACRES
MILLENNIUM INTERESTS, LTD.,
(DOC# 20180175203, O.P.R.B.C.T.)

PROPOSED 6.02 ACRES

N73° 33' 00"E 714.72'

CALLED 15.143 ACRES
 DENNIS RAY WINKLER, ET AL
 (VOL. 4391 PG. 1190, O.P.R.B.C.T.)

P.O.B.~

09° 34' 32"W
215.66'

L1
COUNTY ROAD 350
A.K.A. STUART RD.
(NO RECORD FOUND)

—EDGE OF ASPHALT

FERNANDO RUIZ
SURVEY NO. 120
ABSTRACT NO. 619
COUNTY BLOCK 5165

REMAINING PORTION OF A
CALLED 118.3 ACRES
MILLENNIUM INTERESTS, LTD.,
(DOC# 20180175203, O.P.R.B.C.T.)

PROPOSED 6.02 ACRES

REMAINING PORTION OF A
CALLED 118.3 ACRES
MILLENNIUM INTERESTS, LTD.,
(DOC# 20180175203, O.P.R.B.C.T.)

PROPOSED 7.66 ACRES

LOT 2
BLOCK 1
AMENDING PLAT OF BUTTERFIELD
RANCH EAST UNIT 1
(VOL. 10 PGS. 87-88, W.C.D.P.R.)

LOT 3
BLOCK 1
AMENDING PLAT OF BUTTERFIELD
RANCH EAST UNIT 1
(VOL. 10 PGS. 87-88, W.C.D.P.R.)

FERNANDO RUIZ
SURVEY NO. 120
ABSTRACT NO. 524

REMAINING PORTION OF A
CALLED 118.3 ACRES
MILLENNIUM INTERESTS, LTD.,
(DOC# 20180175203, O.P.R.B.C.T.)

PROPOSED 8.69 ACRES

REMAINING PORTION OF A
CALLED 118.3 ACRES
MILLENNIUM INTERESTS, LTD.,
(DOC# 20180175203, O.P.R.B.C.T.)

PROPOSED 7.49 ACRES

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.00'	23.56'	89°59'33"	N54° 34' 46"W	21.21'
C2	25.00'	22.66'	51°55'58"	S54° 26' 54"W	21.89'



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.
FIELD WORK PERFORMED ON: JULY 12-20, 2018.

KYLE L. PRESSLER DATE: FEBRUARY 8, 2019
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6528
KYLE.PRESSLER@MATKINHOOVER.COM
JOB NO. 18-4108 - 5.59 ACRES - BEXAR COUNTY

FIELD NOTES FOR A 5.59 ACRE TRACT OF LAND

A **5.59 acre** tract of land, out of the Fernando Ruiz Survey No. 120, Abstract 619, County Block 5165, Bexar County, Texas and being a portion of a called 118.3 acre tract of land as conveyed to Millenium Interests, LTD., et al, of record in Document No. 20180175203 of the Official Public Records of Bexar County, Texas. Said **5.59 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" in the apparent westerly right-of-way line of County Road 350 (no record found), also known as Stuart Road, in the easterly line of said 118.3 acre tract and for the northeast corner of the tract described herein, from which a found $\frac{1}{2}$ " iron rod in the westerly right-of-way line of Stuart Road, for the southeast corner of a called 15.143 acre tract of land as described in Volume 4391 Page 1190 of the Official Public Records of Bexar County, Texas and for the northeast corner of said 118.3 acre tract, bears N $09^{\circ} 34' 32''$ W, a distance of 215.66 feet;

THENCE: S $09^{\circ} 34' 32''$ E, with the apparent westerly right-of-way line of Stuart Road and the east line of said 118.3 acre tract, a distance of **176.34 feet** to a found $\frac{1}{2}$ " iron rod in the westerly right-of-way line of Stuart Road, in the easterly line of said 118.3 acre tract, for a northeast corner of Lot 1, Block 1 of the Amending Plat of Butterfield Ranch East, Unit 1 of record in Volume 10 Pages 87-88 of the Deed and Plat Records of Wilson County, Texas, for the southeast corner and a point of curvature of the tract described herein, from which a found $\frac{1}{2}$ " iron rod with a yellow plastic cap stamped "ACES" in the westerly right-of-way line of Stuart Road, the easterly line of said 118.3 acre tract and for a southeast corner of Lot 6, Block 1 of said Amending Plat of Butterfield Ranch East bears, S $09^{\circ} 34' 32''$ E, a distance of 1074.02 feet;

THENCE: Departing the westerly right-of-way line of Stuart Road, into and across said 118.3 acre tract, and along and with the northerly and westerly lines of said Block 1 of the Amending Plat of Butterfield Ranch East, the following six (6) courses:

1. With a non-tangent curve to the left having a radius of **15.00 feet**, an arc length of **23.56 feet**, a delta angle of **$089^{\circ} 59' 33''$** and a chord bears, N $54^{\circ} 34' 46''$ W, a distance of **21.21 feet** to a found $\frac{1}{2}$ " iron rod with a yellow plastic cap stamped "ACES" for a point of tangency of the tract described herein,
2. S $80^{\circ} 25' 28''$ W, a distance of **157.72 feet** to a found $\frac{1}{2}$ " iron rod for a point of curvature of the tract described herein,
3. With a curve to the let having a radius of **25.00 feet**, an arc distance of **22.66 feet**, a delta angle of **$051^{\circ} 55' 58''$** and a chord bears, S $54^{\circ} 26' 54''$ W, a distance of **21.89 feet** to a found $\frac{1}{2}$ " iron rod for a point of tangency of the tract described herein,
4. S $28^{\circ} 28' 55''$ W, a distance of **171.11 feet** to a found $\frac{1}{2}$ " iron rod with a yellow plastic cap stamped "ACES" for an interior corner of the tract described herein,
5. S $61^{\circ} 31' 05''$ E, a distance of **60.82 feet** to a found $\frac{1}{2}$ " iron rod with a yellow plastic cap stamped "ACES" for an exterior corner of the tract described herein, and
6. S $09^{\circ} 34' 32''$ E, a distance of **166.34 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for the southeast corner of the tract described herein;

THENCE: Departing the westerly line of said Block 1, and continuing into and across said 118.3 acre tract, the following three (3) courses:

1. S $73^{\circ} 33' 00''$ W, a distance of **405.53 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for the southwest corner of the tract described herein,
2. N $16^{\circ} 27' 00''$ W, a distance of **475.91 feet** to a set $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for the northwest corner of the tract described herein, and
3. N $73^{\circ} 33' 00''$ E, a distance of **714.72 feet** to the **POINT OF BEGINNING** and containing **5.59 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 on July 12-20, 2018. Distances recited herein are grid distances.



Job # 18-4108 5.59 Acres

Date: February 8, 2018