

Sur. 1
BEXAR COUNTY, TEXAS
Sur. 2

D. MARTINEZ

20-FOOT UTILITY
EASEMENT #2
0.47 ACRE
THIS DAY SURVEYED

TOUDOUZE ROAD

11.35 ACRES
TRACT 10
THIS DAY SURVEYED

11.01 ACRES
TRACT 6
THIS DAY SURVEYED

11.01 ACRES
TRACT 7
THIS DAY SURVEYED

15.10 ACRES
TRACT 8
THIS DAY SURVEYED

18.27 ACRES
TRACT 9
THIS DAY SURVEYED

150.88 Acres
Rectrix Holdings, LLC
to
Oaks of Toudouze, LLC
November 9, 2020
Doc #20200272127, O.P.R.
surveyed October 14, 2020

12.90 ACRES
TRACT 12
THIS DAY SURVEYED

abst. 9

11.34 ACRES
TRACT 11

abst. 7

LEGEND:

- E OVERHEAD ELECTRIC LINE
- xx FENCE LINE
- - - ORIGINAL SURVEY LINE
- o SET 5/8" IRON PIN
- POB POINT OF BEGINNING
- O.P.R. OFFICIAL PUBLIC RECORDS
BEXAR COUNTY, TEXAS

N

SCALE 1" = 300'

BEARINGS SHOWN HEREON
ARE FROM GPS OBSERVATIONS
TEXAS COORDINATE SYSTEM
NAD (83).

THIS SURVEY WAS COMPLETED
WITHOUT THE BENEFIT OF A
TITLE COMMITMENT.

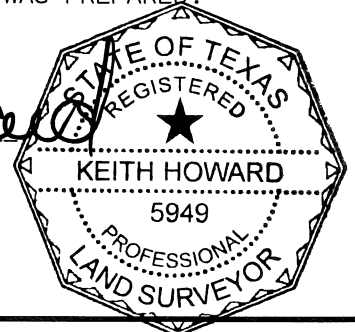
PREPARED FOR: OAKS OF TOUDOUZE, LLC
SURVEYED ON THE GROUND: NOVEMBER 25, 2020

A Plat of an 11.34 Acre Tract of land
(Tract 11) situated about 13.8 miles
S 4° E of San Antonio in Bexar
County, Texas.

I HEREBY CERTIFY THAT THE FOREGOING PLAT AND
ACCOMPANYING FIELD NOTE DESCRIPTION WERE
PREPARED FROM AN ACTUAL SURVEY PERFORMED ON
THE GROUND, UNDER MY SUPERVISION, AND THAT
THEY ARE TRUE AND CORRECT TO THE BEST OF MY
KNOWLEDGE AND BELIEF. HOWARD SURVEYING
ACCEPTS RESPONSIBILITY FOR THIS PLAT ONLY TO
THE ORIGINAL CLIENTS FOR WHICH IT WAS PREPARED.

THIS THE 8TH DAY OF JANUARY 2021.

Keith Howard
KEITH HOWARD, R.P.L.S. NO. 5949
HOWARD SURVEYING
TBPLS FIRM NO. 10125700
402 STATE HWY 173 SOUTH
HONDO, TEXAS 78861
830-426-4776



STATE OF TEXAS
COUNTY OF BEXAR

PREPARED FOR: Oaks of Toudouze, LLC
11.34 Acres (Tract 11)

FIELD NOTES TO DESCRIBE

An 11.34 Acre Tract of land (Tract 11) situated about 13.8 miles S 4° E of San Antonio in Bexar County, Texas, out of Survey No. 2, Abstract No. 7, D. Losoya, original grantee, and being out of a 150.88 Acre Tract (surveyed October 14, 2020) conveyed from Rectrix Holdings, LLC to Oaks of Toudouze, LLC by deed dated November 9, 2020 and recorded in Document #20200272127 of the Official Public Records of Bexar County, Texas, and being more particularly described as follows:

BEGINNING: At a 5/8" iron pin set under fence in the East line of Toudouze Road and the West line of said 150.88 Acre Tract and a 20-foot Utility Easement #2 (0.47 Acre, this day surveyed) for the lower Northwest corner of a 12.90 Acre Tract (Tract 12, this day surveyed) and the Southwest corner of this tract from which a 5/8" iron pin set for the Southwest corner of said 150.88 Acre Tract and Tract 12 bears S 24° 01' 52" E 60.00 feet;

THENCE: N 24° 01' 52" E 359.60 feet along a fence with the East line of said road and the West line of said 150.88 Acre Tract and said easement to a 5/8" iron pin set for the Southwest corner of an 11.35 Acre Tract (Tract 10, this day surveyed) and the Northwest corner of this tract;

THENCE: S 66° 02' 50" E 1369.40 feet into said 150.88 Acre Tract to a 5/8" iron pin set for the Southeast corner of Tract 10 and the Northeast corner of this tract;

THENCE: S 23° 59' 08" W 361.47 feet with the upper West line of Tract 12 to a 5/8" iron pin set for an interior corner of Tract 12 and the Southeast corner of this tract;

THENCE: N 65° 58' 08" W 1369.68 feet to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 8th day of January 2020.

Keith Howard

Keith Howard, R.P.L.S. No. 5949

Howard Surveying

TBPLS Firm No. 10125700

402 State Hwy 173 South

Hondo, Texas 78861

(830) 426-4776

