

BEXAR COUNTY, TEXAS

N

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

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

SCALE 1" = 300'

PREPARED FOR: OAKS OF TOUDOUZE, LLC

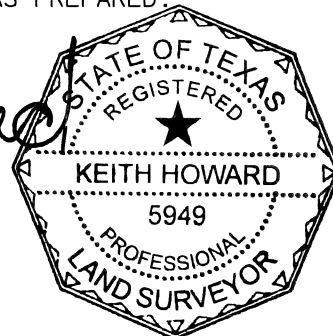
SURVEYED ON THE GROUND: NOVEMBER 25, 2020

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



A Plat of an 11.01 Acre Tract of land (Tract 7)
situated about 13.8 miles S 4° E of San Antonio
in Bexar County, Texas.

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

D. MARTINEZ

DRIVEWAY EASEMENT #2
0.03 ACRE
THIS DAY SURVEYED

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

abst. 9

Sur. 1 // Sur. 2

TOUDOUZE ROAD

5.00 Acres
Sheila G. MacDonald
to
Justin P.
Lacourse, et ux
October 12, 2018
#20180203775,
O.P.R.

11.11 ACRES
TRACT 4
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

11.01 ACRES
TRACT 6
THIS DAY SURVEYED

11.35 ACRES
TRACT 10
THIS DAY SURVEYED

11.19 ACRES
TRACT 3
THIS DAY SURVEYED

11.01
ACRES
TRACT 7

D. LOSOYA

15.33 ACRES
TRACT 5
THIS DAY SURVEYED

15.10 ACRES
TRACT 8
THIS DAY SURVEYED

12.90 ACRES
TRACT 12
THIS DAY SURVEYED

18.27 ACRES
TRACT 9
THIS DAY SURVEYED

abst. 7

STATE OF TEXAS
COUNTY OF BEXAR

PREPARED FOR: Oaks of Toudouze, LLC
11.01 Acres (Tract 7)

FIELD NOTES TO DESCRIBE

An 11.01 Acre Tract of land (Tract 7) 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, a 20-foot Utility Easement #2 (0.47 Acre, this day surveyed), and Driveway Easement #2 (0.03 Acre, this day surveyed) for the lower Northwest corner of a 15.10 Acre Tract (Tract 8, 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 a 12.89 Acre Tract (Tract 12, this day surveyed) bears S 24° 01' 52" E 900.72 feet;

THENCE: N 24° 01' 52" E 60.00 feet along a fence with the East line of said road and the West line of said 150.88 Acre Tract and said easements, at 27.50 feet pass the Southwest corner of said driveway easement, continuing to a 5/8" iron pin set for the Southwest corner of an 11.01 Acre Tract (Tract 6, this day surveyed) and the lower Northwest corner of this tract;

THENCE: S 66° 02' 50" E 1281.78 feet into said 150.88 Acre Tract to a 5/8" iron pin set for the Southeast corner of Tract 6 and an interior corner of this tract;

THENCE: N 23° 59' 08" E 548.37 feet to a 5/8" iron pin set for the Northeast corner of Tract 6 and the upper Northwest corner of this tract;

THENCE: S 66° 29' 06" E 659.54 feet with the upper South line of Tract 5 to a 5/8" iron pin set for an interior corner of Tract 5 and the Northeast corner of this tract;

THENCE: S 23° 59' 08" W 613.41 feet with the lower West line of Tract 5 and the upper West line of Tract 8 to a 5/8" iron pin set for an interior corner of Tract 7 and the Southeast corner of this tract;

THENCE: N 66° 02' 50" W 1941.35 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

