

FRANCISCO A. RUIZ SURVEY NO. 47  
ABSTRACT NO. 614  
BEXAR COUNTY, TX

December 12, 2024  
LJAS001-SA199-0404 TIMMS UNIT 8, 10 & 11  
PAGE 1 OF 7

**FIELD NOTE DESCRIPTION**  
**46.94 ACRES (2,044,784 SQUARE FEET)**  
**TIMMS UNIT 8, 10 & 11**

**BEING** A 46.94 ACRE (2,044,784 SQUARE FEET) TRACT OF LAND, LOCATED IN THE FRANCISCO A. RUIZ SURVEY NO. 47, ABSTRACT NO. 614, SITUATED IN BEXAR COUNTY, TEXAS, BEING OUT OF A CALLED 95.437 ACRE TRACT OF LAND, CONVEYED TO CENTURY LAND HOLDINGS II, LLC, RECORDED IN DOCUMENT NUMBER 20210275783 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (O.P.R.B.C.TX.), ALSO BEING OUT OF A PORTION OF THE NORTHEAST 150 FEET, SAVE AND EXCEPT 50 FEET, OF TRACT 13, A CALLED 0.181 ACRES CONVEYED TO HK FISCHER ROAD, LLC, RECORDED IN DOCUMENT NUMBER 20190180029 O.P.R.B.C.TX., SAID TRACT 13 BEING A PART OF THE H.L. THARP SUBDIVISION OF THE SOUTH PART OF SUBDIVISION NO. 6, COUNTY BLOCK 4300, RECORDED IN VOLUME 2213 PAGE 483 IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS (D.&P.R.B.C.TX.), SAID 46.94 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 5/8-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "LJA SURVEYING" ON THE SHARED CORNER OF SAID 95.437 ACRE TRACT, AND A CORNER OF LOT 901, BLOCK 1, CONVEYED TO MESA VISTA RESIDENTIAL COMMUNITY INC, RECORDED IN DOCUMENT NUMBER 20240092822 O.P.R.B.C.TX., SAID LOT 901 BEING A PART OF TIMMS SUBDIVISION UNIT 2, RECORDED IN DOCUMENT NUMBER 20230227827 IN THE PLAT RECORDS OF BEXAR COUNTY, TEXAS (P.R.B.C.TX.), SITUATED ON THE SOUTHEAST LINE OF A CALLED 127.361 ACRE TRACT OF LAND, CONVEYED TO HIDDEN VALLEY RV PARK, LLC, RECORDED IN DOCUMENT NUMBER 20190067788 O.P.R.B.C.TX., HAVING A COORDINATE VALUE OF NORTH: 13,656,750.45' AND EAST: 2,092,232.63';

**THENCE** ALONG THE COMMON BOUNDARY LINE OF SAID 95.437 ACRE TRACT AND SAID LOT 901 THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1. SOUTH 41° 40' 12" EAST, A DISTANCE OF 547.56 FEET TO A POINT;
2. SOUTH 05° 43' 46" WEST, A DISTANCE OF 79.47 FEET TO A POINT;
3. SOUTH 84° 16' 14" EAST, A DISTANCE OF 91.84 FEET TO A POINT;
4. SOUTH 41° 44' 12" EAST, A DISTANCE OF 38.22 FEET TO A POINT;
5. NORTH 05° 43' 46" EAST, A DISTANCE OF 134.46 FEET TO A 5/8-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "LJA SURVEYING" FOR A POINT OF CURVATURE TO THE RIGHT;
6. 137.57 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 365.00 FEET, A DELTA ANGLE OF 21° 35' 44", AND A CHORD WHICH BEARS NORTH 16° 31' 38" EAST, A DISTANCE OF 136.76 FEET TO A POINT OF TANGENCY;
7. NORTH 27° 19' 30" EAST, A DISTANCE OF 92.13 FEET TO A POINT ON THE TERMINUS OF TIMMS PARKWAY, A VARIABLE WIDTH RIGHT-OF-WAY (R.O.W.), RECORDED IN SAID TIMMS SUBDIVISION UNIT 2;

**THENCE** SOUTH 62° 40' 30" EAST, ALONG THE SHARED BOUNDARY LINE OF SAID 95.437 ACRES AND SAID TERMINUS OF TIMMS PARKWAY, A DISTANCE OF 60.00 FEET TO A POINT ON THE BOUNDARY LINE OF A CALLED 26.969 ACRE TRACT OF LAND CONVEYED TO ONX-MESA VISTA I LLC, RECORDED IN DOCUMENT NUMBER 20220198278 O.P.R.B.C.TX.;

**THENCE** SOUTH 27° 19' 30" WEST, ALONG THE SHARED BOUNDARY LINE OF SAID 95.437 ACRE TRACT AND SAID 26.696 ACRE TRACT, A DISTANCE OF 90.77 FEET TO A POINT OF NON-TANGENT CURVATURE TO THE LEFT;

**THENCE**, PASSING A 1/2-INCH IRON ROD FOUND WITH RED CAP STAMPED "RPLS 4724" AT A DISTANCE OF 106.49 FEET ON THE SHARED CORNER OF SAID 26.696 ACRE TRACT AND THE REMAINDER OF A CALLED 93.75 ACRE TRACT OF LAND CONVEYED TO HK FISCHER ROAD LLC, RECORDED IN DOCUMENT NUMBER 20210115786 O.P.R.B.C.TX., A TOTAL DISTANCE OF 116.32 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 305.08 FEET, A DELTA ANGLE OF 21° 50' 44", AND A CHORD WHICH BEARS SOUTH 16° 39' 13" WEST, A DISTANCE OF 115.62 FEET TO A 5/8-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "LJA SURVEYING" FOR A POINT OF TANGENCY;

**THENCE** ALONG THE COMMON BOUNDARY LINE OF SAID 95.437 ACRE TRACT AND SAID REMAINDER OF CALLED 93.75 ACRE TRACT THE FOLLOWING TWENTY-SIX (26) COURSES AND DISTANCES:

1. SOUTH 05° 43' 46" WEST, A DISTANCE OF 349.75 FEET TO A 1/2-INCH IRON ROD FOUND WITH RED CAP STAMPED "RPLS 4724" FOR A POINT OF NON-TANGENT CURVATURE TO THE RIGHT;
2. 59.82 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 558.00 FEET, A DELTA ANGLE OF 06° 08' 34", AND A CHORD WHICH BEARS SOUTH 08° 47' 23" WEST, A DISTANCE OF 59.80 FEET TO A 1/2-INCH IRON ROD FOUND WITH RED CAP STAMPED "RPLS 4724" FOR A POINT OF NON-TANGENT REVERSE CURVATURE TO THE LEFT;
3. 22.52 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 86° 00' 40", AND A CHORD WHICH BEARS SOUTH 31° 09' 19" EAST, A DISTANCE OF 20.46 FEET TO A 1/2-INCH IRON ROD FOUND WITH RED CAP STAMPED "RPLS 4724" FOR A POINT OF TANGENCY;
4. SOUTH 15° 50' 21" WEST, A DISTANCE OF 50.00 FEET TO A POINT OF NON-TANGENT CURVATURE TO THE LEFT;
5. 22.52 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 86° 00' 40", AND A CHORD WHICH BEARS SOUTH 62° 50' 01" WEST, A DISTANCE OF 20.46 FEET TO A 1/2-INCH IRON ROD FOUND WITH RED CAP STAMPED "RPLS 4724" FOR A POINT OF TANGENT REVERSE CURVATURE TO THE RIGHT;
6. 73.02 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 560.00 FEET, A DELTA ANGLE OF 07° 28' 16", AND A CHORD WHICH BEARS SOUTH 23° 33' 50" WEST, A DISTANCE OF 72.97 FEET TO A POINT OF TANGENCY;
7. SOUTH 27° 17' 58" WEST, A DISTANCE OF 143.37 FEET TO A POINT OF TANGENT CURVATURE TO THE LEFT;

8. 23.56 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 17° 42' 02" EAST, A DISTANCE OF 21.21 FEET TO A POINT OF TANGENCY;
9. SOUTH 27° 17' 58" WEST, A DISTANCE OF 50.00 FEET TO A POINT OF NON-TANGENT CURVATURE TO THE LEFT;
10. 23.56 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 72° 17' 58" WEST, A DISTANCE OF 21.21 FEET TO A POINT OF TANGENCY;
11. SOUTH 27° 17' 58" WEST, A DISTANCE OF 258.77 FEET TO A POINT OF TANGENT CURVATURE TO THE LEFT;
12. 23.56 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 17° 42' 02" EAST, A DISTANCE OF 21.21 FEET TO A POINT OF TANGENCY;
13. SOUTH 27° 17' 58" WEST, A DISTANCE OF 50.00 FEET TO A POINT OF NON-TANGENT CURVATURE TO THE LEFT;
14. 23.56 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 72° 17' 58" WEST, A DISTANCE OF 21.21 FEET TO A POINT OF TANGENCY;
15. SOUTH 27° 17' 58" WEST, A DISTANCE OF 129.79 FEET TO A 1/2-INCH IRON ROD FOUND WITH RED CAP STAMPED "RPLS 4724" FOR A POINT OF TANGENT CURVATURE TO THE RIGHT;
16. 58.43 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2,000.00 FEET, A DELTA ANGLE OF 01° 40' 26", AND A CHORD WHICH BEARS SOUTH 28° 08' 11" WEST, A DISTANCE OF 58.43 FEET TO A POINT OF TANGENCY;
17. SOUTH 28° 58' 24" WEST, A DISTANCE OF 128.56 FEET TO A POINT OF TANGENT CURVATURE TO THE LEFT;
18. 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 16° 01' 36" EAST, A DISTANCE OF 35.36 FEET TO A 1/2-INCH IRON ROD FOUND WITH RED CAP STAMPED "RPLS 4724" FOR A POINT OF TANGENCY;
19. SOUTH 28° 58' 24" WEST, A DISTANCE OF 60.00 FEET TO A 1/2-INCH IRON ROD FOUND WITH RED CAP STAMPED "RPLS 4724" FOR A POINT OF NON-TANGENT CURVATURE TO THE LEFT;
20. 39.27 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 73° 58' 24" WEST, A DISTANCE OF 35.36 FEET TO A 1/2-INCH IRON ROD FOUND WITH RED CAP STAMPED "RPLS 4724" FOR A POINT OF TANGENCY;
21. SOUTH 28° 58' 24" WEST, A DISTANCE 50.00 FEET TO A POINT;

22. SOUTH 31° 50' 09" WEST, A DISTANCE OF 45.31 FEET TO A 1/2-INCH IRON ROD FOUND WITH RED CAP STAMPED "RPLS 4724";
23. SOUTH 61° 05' 03" EAST, A DISTANCE OF 235.68 FEET TO A 1/2-INCH IRON ROD FOUND WITH RED CAP STAMPED "RPLS 4724";
24. SOUTH 52° 27' 41" EAST, A DISTANCE OF 37.53 FEET TO A 1/2-INCH IRON ROD FOUND WITH RED CAP STAMPED "RPLS 4724";
25. SOUTH 32° 59' 26" EAST, A DISTANCE OF 127.02 FEET TO A 1/2-INCH IRON ROD FOUND WITH RED CAP STAMPED "RPLS 4724";
26. SOUTH 36° 29' 46" EAST, A DISTANCE OF 108.24 FEET TO A 1/2-INCH IRON ROD FOUND WITH RED CAP STAMPED "RPLS 4724";

**THENCE** SOUTH 46° 04' 46" EAST, ALONG THE SHARED BOUNDARY LINE OF SAID 95.437 ACRE TRACT AND SAID REMAINDER OF CALLED 93.75 ACRE TRACT, A DISTANCE OF 110.09 FEET TO A 1/2-INCH IRON ROD FOUND WITH RED CAP STAMPED "RPLS 4724" ON THE BOUNDARY LINE OF THE REMAINDER OF A CALLED 15.119 ACRE TRACT OF LAND CONVEYED TO HK FISCHER ROAD LLC, RECORDED IN DOCUMENT NUMBER 20190180029 O.P.R.B.C.TX.;

**THENCE** ALONG THE COMMON BOUNDARY LINE OF SAID 95.437 ACRE TRACT AND SAID REMAINDER OF CALLED 15.119 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 56° 05' 28" EAST, A DISTANCE OF 116.62 FEET TO A POINT, FROM WHICH A 1/2-INCH IRON ROD FOUND WITH RED CAP STAMPED "RPLS 4724" BEARS SOUTH 75° 24' 31" WEST, A DISTANCE OF 0.43 FEET;
2. SOUTH 61° 14' 16" EAST, A DISTANCE OF 224.78 FEET TO A 1/2-INCH IRON ROD FOUND WITH RED CAP STAMPED "RPLS 4724";
3. NORTH 28° 45' 44" EAST, A DISTANCE OF 36.06 FEET TO A 1/2-INCH IRON ROD FOUND WITH RED CAP STAMPED "RPLS 4724";

**THENCE** SOUTH 61° 14' 16" EAST, ALONG SHARED BOUNDARY LINE OF SAID 95.437 ACRE TRACT AND SAID REMAINDER OF CALLED 15.119 ACRE TRACT, A DISTANCE OF 125.21 FEET TO A 1/2-INCH IRON ROD FOUND WITH RED CAP STAMPED "RPLS 4724" ON THE SHARED BOUNDARY LINE OF THE REMAINDER OF A CALLED 9.993 ACRE TRACT OF LAND CONVEYED TO HK FISCHER ROAD LLC, RECORDED IN DOCUMENT NUMBER 20190180026 O.P.R.B.C.TX., AND THE SOUTH HALF OF TRACT 12 CONVEYED TO GILBERT PERIEDA, RECORDED IN VOLUME 5439 PAGE 393 O.P.R.B.C.TX., SAID TRACT 12 BEING A PART OF SAID H.L. THARP SUBDIVISION OF THE SOUTH PART OF SUBDIVISION NO. 6, COUNTY BLOCK 4300-B, FROM WHICH A 1/2-INCH IRON ROD FOUND DISTURBED WITH RED CAP STAMPED "RPLS 4724" BEARS NORTH 28°32'38" EAST, A DISTANCE OF 169.25 FEET;

**THENCE** SOUTH 28° 31' 20" WEST, A DISTANCE OF 182.89 FEET, ALONG THE SHARED BOUNDARY LINE OF SAID 95.437 ACRE TRACT AND THE FOLLOWING TRACTS OF LAND OUT OF THE SAID H.L. THARP SUBDIVISION: THE SAID SOUTH HALF OF TRACT 12, THE SOUTHWEST 50 FEET OF TRACT 12 CONVEYED TO LIBORIO III AND MARY JANE PEREZ, RECORDED IN VOLUME 5290 PAGE 619 O.P.R.B.C.TX., THE NORTHEAST 50 FEET OF TRACT 13 CONVEYED TO LIBORIO III AND MARY JANE PEREZ, RECORDED IN VOLUME 2931 PAGE 199 O.P.R.B.C.TX., THE NORTHEAST 150 FEET SAVE AND EXCEPT THE NORTHEAST 50 FEET OF TRACT 13, A CALLED 0.182 ACRE TRACT, CONVEYED TO LIBORIO III AND MARY JANE PEREZ, RECORDED IN DOCUMENT NUMBER 20050047646 O.P.R.B.C.TX., TO A 3/4-INCH IRON ROD FOUND ON THE COMMON CORNER OF SAID 0.182 ACRE TRACT AND SAID 0.181 ACRE TRACT;

**THENCE** SOUTH 58° 45' 12" EAST, ALONG THE SHARED BOUNDARY LINE OF SAID 0.182 ACRES AND SAID 0.181 ACRES, A DISTANCE OF 3/4-INCH IRON ROD FOUND ON THE WEST R.O.W. LINE OF FM 2790 (SOMERSET ROAD), A VARIABLE WIDTH R.O.W.;

**THENCE** SOUTH 28° 40' 26" WEST, ALONG THE SHARED BOUNDARY LINE OF SAID 0.181 ACRE TRACT AND THE SAID WEST R.O.W. LINE OF FM 2790, A DISTANCE OF 49.97 FEET TO A 3/4-INCH IRON ROD ON THE COMMON CORNER OF THE SOUTHWEST 100 FEET OF TRACT 13 AND THE NORTHEAST 150 FEET OF TRACT 14 CONVEYED TO LOUIS E AND ALICE F SAUCEDA, RECORDED IN VOLUME 6502 PAGE 1602 O.P.R.B.C.TX.;

**THENCE** NORTH 58° 29' 00" WEST, ALONG THE SHARED BOUNDARY LINE OF SAID 0.181 ACRE TRACT AND SAID SOUTHWEST 100 FEET OF TRACT 13 AND THE NORTHEAST 150 FEET OF TRACT 14, A DISTANCE OF 159.03 FEET TO A POINT ON THE BOUNDARY LINE OF SAID 95.437 ACRE TRACT, FROM WHICH A 1.5-INCH IRON PIN FOUND BEARS SOUTH 47°56'40" EAST, A DISTANCE OF 0.41 FEET;

**THENCE** SOUTH 28° 47' 11" WEST, A DISTANCE OF 444.43 FEET ALONG THE SHARED BOUNDARY LINE OF SAID 95.437 ACRE TRACT AND THE FOLLOWING TRACTS OF LAND OUT OF THE SAID H.L. THARP SUBDIVISION: THE SAID SOUTHWEST 100 FEET OF TRACT 13 AND THE NORTHEAST 150 FEET OF TRACT 14, THE SOUTHWEST 100 FEET OF TRACT 14 CONVEYED TO LOUIS E AND ALICE F SAUCEDA, RECORDED IN DOCUMENT NUMBER 20100159264 O.P.R.B.C.TX., TRACT 1 AND A PORTION OF TRACT 2 OUT OF TRACT 15 CONVEYED TO FRANCISCO LOZANO, RECORDED IN DOCUMENT 20220236052 O.P.R.B.C.TX., TO A 1/2-INCH IRON ROD FOUND WITH RED CAP STAMPED "RPLS 4724" ON THE COMMON CORNER OF SAID 95.437 ACRE TRACT AND A SEPARATE PORTION OF THE SAID REMAINDER OF CALLED 15.119 ACRE TRACT;

**THENCE** ALONG THE SHARED BOUNDARY LINE OF SAID 95.437 ACRE TRACT AND SAID SEPARATE PORTION OF THE SAID REMAINDER OF CALLED 15.119 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 59° 11' 09" WEST, A DISTANCE OF 207.43 FEET TO A 1/2-INCH IRON ROD FOUND WITH RED CAP STAMPED "RPLS 4724";
2. NORTH 61° 14' 16" WEST, A DISTANCE OF 233.99 FEET TO A 1/2-INCH IRON ROD FOUND WITH RED CAP STAMPED "RPLS 4724" FOR A POINT OF TANGENT CURVATURE TO THE RIGHT;

**THENCE**, 210.51 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 420.00 FEET, A DELTA ANGLE OF 28° 43' 01", AND A CHORD WHICH BEARS NORTH 46° 52' 44" WEST, A DISTANCE OF 208.31 FEET TO A 1/2-INCH IRON ROD FOUND WITH RED CAP STAMPED "RPLS 4724" FOR A POINT OF TANGENCY ON THE COMMON BOUNDARY LINE OF A SEPARATE PORTION OF THE SAID REMAINDER OF CALLED 93.75 ACRE TRACT;

**THENCE** ALONG THE SHARED BOUNDARY LINE OF SAID 95.437 ACRE TRACT AND THE SEPARATE PORTION OF THE SAID REMAINDER OF CALLED 93.75 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 32° 31' 13" WEST, A DISTANCE OF 256.43 FEET TO A 1/2-INCH IRON ROD FOUND WITH RED CAP STAMPED "RPLS 4724" FOR A POINT OF TANGENT CURVATURE TO THE LEFT;
2. 64.67 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 130.00 FEET, A DELTA ANGLE OF 28° 30' 17", AND A CHORD WHICH BEARS NORTH 46° 46' 24" WEST, A DISTANCE OF 64.01 FEET TO A 1/2-INCH IRON ROD FOUND WITH RED CAP STAMPED "RPLS 4724" FOR A POINT OF TANGENCY;
3. NORTH 61° 03' 46" WEST, A DISTANCE OF 306.13 FEET TO A POINT, FROM WHICH A 1/2-INCH IRON ROD FOUND WITH RED CAP STAMPED "RPLS 4724" BEARS NORTH 61° 03' 46" WEST, A DISTANCE OF 17.37 FEET;

**THENCE** OVER AND ACROSS SAID 95.437 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. NORTH 28° 58' 24" EAST, A DISTANCE OF 592.77 FEET TO A POINT;
2. NORTH 64° 53' 41" WEST, A DISTANCE OF 43.48 FEET TO A POINT;
3. NORTH 72° 03' 46" WEST, A DISTANCE OF 45.03 FEET TO A POINT;
4. NORTH 73° 58' 35" WEST, A DISTANCE OF 90.00 FEET TO A POINT;
5. NORTH 36° 17' 54" WEST, A DISTANCE OF 138.17 FEET TO A 1/2-INCH IRON ROD FOUND WITH RED CAP STAMPED "RPLS 4724" ON THE COMMON CORNER OF A CALLED 0.913 ACRE TRACT OF LAND CONVEYED TO CTI CONSOLIDATED HOLDING CORP., RECORDED IN DOCUMENT NUMBER 20090088693 O.P.R.B.C.TX.;

**THENCE** ALONG THE SHARED BOUNDARY LINE OF SAID 95.437 ACRE TRACT AND THE SAID 0.913 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 27° 47' 00" EAST, A DISTANCE OF 124.91 FEET TO A 1/2-INCH IRON ROD FOUND;
2. NORTH 50° 51' 32" WEST, A DISTANCE OF 246.69 FEET TO A 1/2-INCH IRON ROD FOUND;
3. SOUTH 88° 26' 03" WEST, A DISTANCE OF 136.09 FEET TO A 1/2-INCH IRON ROD FOUND WITH PINK CAP ON THE COMMON CORNER OF SAID 0.913 ACRE TRACT AND THE BOUNDARY LINE OF SAID 127.361 ACRE TRACT;

**THENCE** NORTH 27° 49' 36" EAST, ALONG THE SHARED BOUNDARY LINE OF SAID 95.437 ACRE TRACT AND SAID 127.361 ACRE TRACT, A DISTANCE OF 1,568.67 FEET TO THE **POINT OF BEGINNING**, HAVING AN AREA OF 46.94 ACRES (2,044,784 SQUARE FEET).

GENERAL NOTES:

THIS SURVEYOR'S FIELD NOTE DESCRIPTION IS BEING SUBMITTED ALONG WITH A PLAT OF THE HEREON DESCRIBED TRACT.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) EPOCH 2010.00. COORDINATES SHOWN ARE IN SURFACE VALUES, AND MAY BE CONVERTED TO GRID BY MULTIPLYING THE SURFACE FACTOR OF 0.999830029. DISTANCES SHOWN ARE IN U.S. SURVEY FEET DISPLAYED IN SURFACE VALUES.



GORDON N. ANDERSON  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6617  
LJA SURVEYING, INC.  
9830 COLONNADE BOULEVARD  
SUITE 300  
SAN ANTONIO, TEXAS 78230  
(512) 439-4700  
TBPLS NO. 10194382

DECEMBER 12, 2024