

May 28, 2024

Ms. Debbie Racca-Sittre  
San Antonio City Clerk  
PO Box 839966  
San Antonio, Texas 78283



**Subject:**

**9658 US Highway 181 N, San Antonio, TX 78223/42 CR 150, San Antonio, TX 78223  
Wilson County  
Release of area by petition of landowner from Extraterritorial Jurisdiction**

Dear Ms. Racca-Sittre,

HARRISON REESE L JR & TIPTON JANICE (EST) own the following two (2) parcels located at **9658 US Highway 181 N, San Antonio, TX 78223/42 CR 150, San Antonio, TX 78223** in Wilson County, (Wilson County Property ID's: 18212 and 40844). As the owner of parcels 18212, and 40844, HARRISON REESE L JR & TIPTON JANICE (EST) represents the majority in value title holder of the land described in this petition. The legal descriptions per Wilson CAD records are as follows:

A0524 F RUIZ SUR, TRACT 10 (E OF HWY 181), ACRES 57.38  
A0524 F RUIZ SUR, TRACT 10A, ACRES 40., WEST OF HWY 181

This letter is being provided to serve as a formal petition to release the subject property from the City of San Antonio Extraterritorial Jurisdiction (ETJ). This petition for release is allowed per Local Government Code (LGC), Chapter 42, Subchapter D, which was enacted by the by the Legislature of the State of Texas through Senate Bill 2038, effective September 1, 2023. Per LGC Section 42.101, the property is not located: within five miles of the boundary of a military base, in an area that was voluntarily annexed into the ETJ, in a county with a population more than two million, in an area designated as an industrial district under Section 42.044, or in an area subject to a strategic partnership agreement entered into under Section 43.0751.

As the owner of parcels 18212, and 40844, I have full authority to sign on behalf of the holder of title of the land as required by LGC Section 42.104(a)(2). As required by LGC Section 42.104(d), attached are copies of the Wilson CAD Property Details, property surveys, and special warranty deeds containing metes and bounds descriptions of each parcel.

**Owner's Contact Information:**

HARRISON REESE L JR & TIPTON JANICE (EST)

Attn: Reese L Harrison JR

[rharrison@clarkhill.com](mailto:rharrison@clarkhill.com)

(210) 867-7244

**Engineer's Contact Information:**

BGE Associate

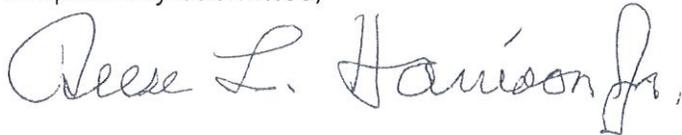
Attn: Aaron Neumann, P.E.

7330 San Pedro Ave #202, San Antonio, TX 78216

[ANEumann@bgeinc.com](mailto:ANEumann@bgeinc.com)

(210) 581-3600

Respectfully Submitted,

A handwritten signature in cursive script that reads "Reese L. Harrison Jr.".

Reese L Harrison JR

HARRISON REESE L JR & TIPTON JANICE (EST)

Attachments:

Wilson CAD Property Details

Title Survey for **9658 US Highway 181 N, San Antonio, TX 78223**

Title Survey for **42 CR 150, San Antonio, TX 78223**

Warranty Deed (Doc. VOL 414 Page 643 Wilson County)

STATE OF TEXAS §  
COUNTY OF BEXAR §



TBPELS FIRM No. 10194244  
18410 US Hwy 281 N, Suite 109  
San Antonio, TX 78259  
(210) 369-9509

**TRACT 1**

**A 45.00 ACRE TRACT OF LAND, APPROXIMATELY 27.39 ACRES LYING IN THE FERNANDO RUIZ SURVEY NO. 120, ABSTRACT 524, IN WILSON COUNTY, TEXAS, AND APPROXIMATELY 17.61 ACRES LYING IN THE FERNANDO RUIZ SURVEY NO. 120, ABSTRACT 619, IN BEXAR COUNTY, TEXAS, AND BEING THE WESTERN REMAINDER OF THAT CALLED 90 ACRES BEING LOTS OR DIVISIONS 5 AND 6 IN THE PARTITION AMONG THE HEIRS OF FERNANDO GORTARI, OF RECORD IN VOLUME "M", PAGE 453, DEED RECORDS, WILSON COUNTY, TEXAS, ALSO BEING A PORTION OF DIVISIONS 3 AND 4 OF SAID PARTITION AS DESCRIBED IN VOLUME 200, PAGE 251, DEED RECORDS, WILSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING:** at a 1/2 inch iron rod found on a cutback from the existing west right-of-way of County Road 150, a 40-foot public right-of-way, to the existing south right-of-way of U.S. Highway 181 North, a 235-foot public right-of-way, at the southeast corner of 1.95 acres to Fred Antonio Flores, and wife, Maria Oralia Flores of record in Volume 474, Page 172, Deed Records, Wilson County, Texas, having Texas State Plane coordinates of N=13,640,748.16 and E=2,197,406.89, for the northeast corner of this 45.008 acre tract, from which a Texas Department of Transportation type I monument found at the west end of said cutback, on the existing south right-of-way of U.S. Highway 181 North bears: North 33°30'15" West 85.40 feet;

**THENCE:** with the east boundary of this 45.008 acre tract, the following two (2) calls:

- 1) **South 33°17'14" East 94.64 feet** with said cutback to a Texas Department of Transportation type I monument found at the south end of said cutback, on the existing west right-of-way of County Road 150, for angle of this 45.008 acre tract;
- 2) **South 06°47'46" East 227.25 feet** with the existing west right-of-way of County Road 150 to a 1/2 inch iron rod found at the northeast corner of 1.5 acres to Yuee Li of record in Volume 2116, Page 142, Official Public Records, Wilson County, Texas, for the southeast corner of this 45.008 acre tract;

**THENCE:** with the south boundary of this 45.008 acre tract, the following five (5) calls:

- 1) **South 74°17'48" West 314.44 feet** with the north line of said 1.5 acres to a 1 inch iron rod found at the northwest corner of said 1.5 acres, on the north boundary of 33.75 acres to Randall Wayne Lerich and wife, Kristen Cyrilee Lerich of record in Volume 1005, Page 323, Official Public Records, Wilson County, Texas, for angle of this 45.008 acre tract;
- 2) **South 74°12'35" West 897.38 feet** with the north boundary of said 33.75 acres to a 1/2 inch iron rod found on the north boundary of said 33.75 acres, at the northeast corner of 2.00 acres to Randall Wayne Lerich and wife, Kirsten Cyrilee Lerich of record in Volume 874, Page 503, Official Public Records, Wilson County, Texas, for angle of this 45.008 acre tract;
- 3) **South 73°54'42" West 274.28 feet** with the north line of said 2.00 acres to a 1/2 inch iron rod found at the northwest corner of said 2.00 acres, on the north boundary of said 33.75 acres;
- 4) **South 73°06'14" West 933.21 feet** with the north boundary of said 33.75 acres to a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" for angle;
- 5) **South 73°18'26" West** continuing with the north boundary of said 33.75 acres, at a distance of 2039.52 feet pass a 6 inch cedar post, and continuing for a total distance of **2142.00 feet** to a 1/2 inch iron rod found in the approximate centerline of Calaveras Creek, at the northwest corner of said 33.75 acres, for the southwest corner of this 45.008 acre tract;

**THENCE:** with the approximate centerline meanders of Calaveras Creek and the west boundary of this 45.008 acre tract, the following three (3) calls:

- 1) **North 07°06'15" West 154.61 feet** to a point for angle;
- 2) **North 02°48'40" East 406.75 feet** to a point for angle;

- 3) **North 08°40'16" West 95.89 feet** to a point at the southwest corner of Tract 13: 15.03 acres to 2022 HR Partners, LTD of record in Document No. 20220099208, Official Public Records, Bexar County, Texas, for the northwest corner of this 45.008 acre tract;

**THENCE:**

with the north boundary of this 45.008 acre tract, the following seven (7) calls:

- 1) **North 73°51'25" East** with the south line of said 15.03 acres at a distance of 96.31 feet pas a 10 inch wood post, at a distance of 308.52 feet pass a 1/2 inch iron rod found with cap stamped "MATKIN-HOOVER" at the common south corner of said 15.03 acres and Tract 12: 14.75 acres to HR Partners, LTD of record in Document No. 20220099208, Official Public Records, Bexar County, Texas, at a distance of 779.74 feet pass the common south corner of said 14.75 acres and Tract 14: 15.06 acres to 2022 HR Partners, LTD of record in Document No. 20220099208, Official Public Records, Bexar County, Texas, and continuing for a total distance of **923.08 feet** to a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" for angle;
- 2) **North 73°23'49" East 816.16 feet** with the south line of said 15.06 acres to a 10 inch wood post found on the southwest boundary of Tract 11: 12.20 acres to 2022 HR Partners, LTD of record in Document No. 20220099208, Official Public Records, Bexar County, Texas, at the southeast corner of said 15.06 acres, for an exterior corner of this 45.008 acre tract;
- 3) **South 17°13'50" East 307.97 feet** with the southwest line of said 12.20 acres to a 4 inch cedar post found at the southwest corner of said 12.20 acres, for an interior corner of this 45.00 acre tract;
- 4) **North 73°53'38" East 452.52 feet** with the south boundary of said 12.20 acres to a 1/2 inch iron rod found for angle;
- 5) **North 73°13'18" East 93.54 feet** continuing with the south boundary of said 12.20 acres to a 1/2 inch iron rod found at the common south corner of said 12.20 acres and 12.95 acres to Jesus Sanchez of record in Document No. 2020-93929, Official Public Records, Wilson County, Texas, for angle of this 45.00 acre tract;
- 6) **North 73°46'11" East 689.42 feet** with the south line of said 12.95 acres to a 1/2 inch iron rod found at the common south corner of said 12.95 acres and the remainder of 2.0 acres to Lorenzo C. Flores of record in Volume 676, Page 735, Deed Records, Wilson County, Texas, for angle of this 45.00 acre tract;
- 7) **North 73°36'01" East 1420.71 feet** with the south line of said remainder of 2.0 acres, the south line of 2.00 acres to Jennifer Marie Parker of record in Document No. 2022-127165, Official Public Records, Wilson County, Texas, and the south line of 1.95 acres to Fred Antonio Flores, and wife, Maria Oralia Flores of record in Volume 474, Page 172, Deed Records, Wilson County, Texas, to the **POINT OF BEGINNING** of this 45.00 acre (19,600,095 square feet) tract of land in Wilson County, Texas, and Bexar County, Texas.

THESE FIELD NOTES TOGETHER WITH A SURVEY MAP WERE PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONNEL OF ALLIANCE LAND SURVEYORS, LLC WHO WERE WORKING UNDER MY SUPERVISION AND DIRECTION.

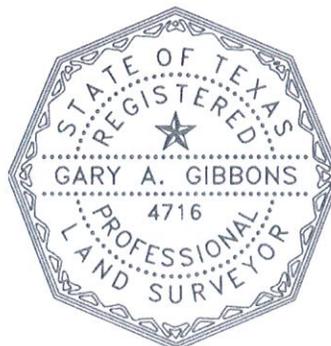
*Gary A. Gibbons*

Gary A. Gibbons

RPLS No. 4716

June 12, 2024

Job No. 240617205-A



THE STATE OF TEXAS )  
 ) KNOW ALL MEN BY THESE PRESENTS:  
 COUNTY OF WILSON )

That we, REESE L. HARRISON and wife, LORRAINE HARRISON,  
 of the County of Bexar, State of Texas  
 for, and in consideration of the sum of  
 TEN AND NO/100---(\$10.00)---DOLLARS and other valuable  
 consideration out of Grantees' separate property and estate  
 to us in hand paid by the Grantees herein named, the  
 receipt of which is hereby acknowledged, have GRANTED,  
 SOLD AND CONVEYED, and by these presents do GRANT, SELL  
 AND CONVEY unto REESE L. HARRISON, JR., as his sole and  
 separate property and estate, and unto JANICE HARRISON TIPTON,  
 wife of Robert N. Tipton, as her sole and separate property  
 and estate, of the County of Bexar, State of Texas, all of  
 the following described real property in Wilson County, Texas,  
 to wit:

That certain tract or parcel of land, lying and being  
 situated in Wilson County, Texas, out of the F. Ruiz Survey,  
 and being 100 acres of land, more or less, described in  
 two tracts, as follows:

(a) BEGINNING at a stake on the East bank  
 of the Calaveras creek for the southwest corner of  
 Partition No. 4, as partitioned among the heirs of  
 Fernando Gortari, which partition is of record in Book "M",  
 commencing on page 453, of the Deed Records of Wilson  
 County, Texas;

THENCE North along the Calaveras Creek  
115 vrs. more or less, to the northwest corner of  
Partition No. 3;

THENCE East with the dividing line,  
between No. 2 and No. 3, of said partition, 597 vrs. to a  
point on said line;

THENCE South with the West line of  
Antonio Gortari's tract, 115 vrs. more or less, to the  
South line of Division No. 4;

THENCE West with division Line of No. 4  
and No. 5, 598 vrs. to the place of beginning; and

(b) 90 acres, more or less, being lots or  
divisions No. 5 and No. 6, in the partition among the heirs  
of Fernando Gortari, each lot containing 45.2 acres, as  
shown by said partition of record in Book "M", commencing  
on page 453, of the Deed Records of Wilson County, Texas,  
SAVE AND EXCEPT from said property that portion conveyed to  
the State of Texas, for road purposes, being 1.24 acres,  
more fully described in right of way deed recorded in Vol.  
180, page 573, Wilson County Deed Records, and being the  
same property conveyed to Grantors by deed of record in Vol.  
200, pages 251-252, Deed Records of Wilson County, Texas,  
SAVE AND EXCEPT from said property that portion conveyed to  
the State of Texas for road purposes, being 1.258 acres, more  
fully described in right-of-way deed recorded in Volume 403,  
page 438, Wilson County Deed Records and being the same  
property conveyed to grantors by deed of record in volume  
214, pages 238-239, Deed Records of Wilson County, Texas.

TO HAVE AND TO HOLD the above described premises,  
together with all and singular the rights and appurtenances  
thereto in anywise belonging, unto the said REESE L.  
HARRISON, JR., his heirs and assigns forever as (a part of)  
his separate property and estate, and unto the said JANICE  
HARRISON TIPTON, wife of Robert N. Tipton, her heirs and  
assigns forever as (a part of) her separate property and  
estate; and we do hereby bind ourselves, our heirs,  
executors, and administrators to WARRANT AND FOREVER DEFEND  
all and singular the said premises unto the said grantees,  
their heirs and assigns, against every person whomsoever  
lawfully claiming or to claim the same or any part thereof.

EXECUTED this 27 day of December, A.D. 1968.

Reese L. Harrison  
Reese L. Harrison

Lorraine Harrison  
Lorraine Harrison











**TRACT 3**

**A 54.18 ACRE TRACT OF LAND LYING IN THE FERNANDO RUIZ SURVEY NO. 120, ABSTRACT 524, IN WILSON COUNTY, TEXAS, AND BEING THE EASTERN REMAINDER OF THAT CALLED 90 ACRES BEING LOTS OR DIVISIONS 5 AND 6 IN THE PARTITION AMONG THE HEIRS OF FERNANDO GORTARI, OF RECORD IN VOLUME "M", PAGE 453, DEED RECORDS, WILSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING:** at a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" on the existing north right-of-way of U.S. Highway 181 North, at the west corner of 2.672 acres to Wilson County Emergency Services District # 2 of record in Volume 1904, Page 208, Official Public Records, Wilson County, Texas, having Texas State Plane coordinates of N=13,640,635.48 and E=2,198,146.56, South Central Zone 4204, Grid, for the southwest corner of this 54.18 acre tract, from which a 1/2 inch iron rod found at the southwest corner of said 2.672 acres bears: South 60°04'58" East 235.16 feet, also an erroneous 1/2 inch iron rod found bears: North 49°46'54" East 1.29 feet;

**THENCE:** **North 60°04'58" West 427.47 feet** with the existing north right-of-way of U.S. Highway 181 North and the west line of this 54.18 acre tract to a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" at the southern-most southwest corner of 2 acres to Amalia Flores of record in Volume 383, Page 424, Deed Records, Wilson County, Texas, for the west corner of this 54.18 acre tract, from which a 1/2 inch iron rod found with cap stamped "POLLOCK & SONS" at the western-most southwest corner of said 2 acres and at the southwest corner of 0.98 acres to Rogelio Jasso and wife, Anita Jasso of record in Volume 1703, Page 761, Official Public Records, Wilson County, Texas, bears: North 60°04'58" West 20.72 feet;

**THENCE:** with the north boundary of this 54.18 acre tract, the following fourteen (14) calls:

- 1) **North 73°19'58" East 731.32 feet** with the south line of said 2 acres to a 1/2 inch iron rod found at the southeast corner of said 2 acres and the southwest corner of 6.17 acres to Jaclyn A. Qualls of record in Volume 2040, Page 556, Official Public Records, Wilson County, Texas, for angle of this 54.18 acre tract;
- 2) **North 73°12'57" East 125.16 feet** with the south boundary of said 6.17 acres to a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" for angle;
- 3) **North 72°10'36" East 613.02 feet** continuing with the south boundary of said 6.17 acres to a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" for angle;
- 4) **North 73°12'26" East 617.79 feet** continuing with the south boundary of said 6.17 acres to a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" for angle;
- 5) **North 73°52'56" East 326.09 feet** continuing with the south boundary of said 6.17 acres to a 1/2 inch iron rod found at the southeast corner of said 6.17 acres and at the southwest corner of 0.89 acres depicted in Document No. 2023-133141, the remainder of 1.50 acres to Anita Jasso and husband, Rogelio Jasso of record in Volume 919, Page 30, Official Public Records, Wilson County, Texas, for angle of this 54.18 acre tract;
- 6) **North 73°49'58" East 207.97 feet** with the south boundary of said 0.89 acres to a 1/2 inch iron rod found with cap stamped "POLLOCK & SONS" for angle;
- 7) **North 73°52'32" East 245.08 feet** with the south boundary of said 0.89 acres, the and the south boundary of 0.61 acres to Estevan and Alicia Arenal, Husband and Wife, of record in Document No. 2023-133141, Official Public Records, Wilson County, Texas, to a 1/2 inch iron rod found with cap stamped "POLLOCK & SONS" on the south boundary of 1.50 acres to Lawrence A. Tucker and Wife, Mary H. Tucker of record in Volume 1709, Page 84, Official Public Records, Wilson County, Texas, for angle of this 54.18 acre tract;
- 8) **North 73°47'27" East 400.07 feet** with the south line of said Tucker 1.50 acres to a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" at the southeast corner of said Tucker

1.50 acres and at the southwest corner of 1.50 acres to Consuelo Delgado of record in Volume 1709, Page 88, Official Public Records, Wilson County, Texas, for angle of this 54.18 acre tract;

- 9) **North 73°24'55" East 419.42 feet** with the south line of said Delgado 1.50 acres to a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" at the southeast corner of said Delgado 1.50 acres, at the southwest corner of 7.73 acres to Richard S. Griffin of record in Volume 1733, Volume 426, Official Public Records, Wilson County, Texas, for angle of this 54.18 acre tract;
- 10) **North 73°11'03" East 807.54 feet** with the south boundary of said 7.73 acres to a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" for angle;
- 11) **North 73°27'08 East** at a distance of 975.18 feet pass a 1/2 inch iron rod found with cap stamped "POLLOCK & SONS" on line, and continuing for a total distance of **1324.75 feet** to a 1/2 inch iron rod found at the southeast corner of said 7.73 acres, at the southwest corner of 6.0 acres to Fidel S. Flores of record in Volume 2035, Page 512, Official Public Records, Wilson County, Texas, for angle of this 54.18 acre tract;
- 12) **North 73°17'58" East 294.77 feet** with the south boundary of said 6.0 acres to a 4 inch wood fence post found for angle;
- 13) **North 72°49'51" East 387.76 feet** continuing with the south boundary of said 6.0 acres to a T-Post found for angle;
- 14) **North 73°49'23" East 1032.18 feet** continuing with the south boundary of said 6.0 acres to a 4 inch metal post found on the west boundary of 25.600 acres to Malcolm Ernest Stratemann, Jr. of record in Volume 2035, Page 512, Official Public Records, Wilson County, Texas, at the southeast corner of said 6.0 acres, for the northeast corner of this 54.18 acre tract, from which a 1/2 inch iron rod found at the northeast corner of 5 acres to Benecia Flores of record in Document No. 2023-138458, Official Public Records, Wilson County, Texas;

**THENCE:** with the east boundary of this 54.18 acre tract, the following two (2) calls:

- 1) **South 16°08'22" East 227.75 feet** with the west boundary of said 25.600 acres to a 1/2 inch iron rod found at the southwest corner of said 25.600 acres, at the northwest corner of Lot 38, Cimarron Subdivision Unit Two of record in Volume 7, Pages 10-11, Plat Records, Wilson County, Texas, for angle of this 54.18 acre tract;
- 2) **South 17°04'06" East 74.07 feet** with the west boundary of Lot 38 to a 1/2 inch iron rod found at the northeast corner of Lot 18 of Cimarron Subdivision of record in Volume 7, Pages 7-8, Plat Records, Wilson County, Texas, on the west boundary of Lot 38, for the east corner of this 54.18 acre tract;

**THENCE:** with the north boundary of Cimarron Subdivision and the south boundary of this 54.18 acre tract, the following six (6) calls:

- 1) **South 73°06'39" West** at a distance of 533.49 feet pass a 1/2 inch iron rod found at the common north corner of Lots 17 and 16, at a distance of 804.62 feet pass a 1/2 inch iron rod found with cap stamped "MBC" at the common north corner of Lots 16 and 15, and continuing for a total distance of **989.34 feet** to a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" on the north boundary of Lot 15, for angle of this 54.18 acre tract;
- 2) **South 73°17'38" West** at a distance of 89.70 feet pass a 1/2 inch iron rod found at the common north corner of Lots 15 and 14, at a distance of 1207.98 feet pass a 1/2 inch iron rod found at the common north corner of Lots 11 and 10, at a distance of 1492.50 feet pass a 1/2 inch iron rod found at the common north corner of Lots 10 and 9, at a distance of 1779.09 feet pass a 1/2 inch iron rod found at the common north corner of Lots 9 and 8, and continuing for a total distance of **1844.14 feet** to a 1/2 inch iron rod found on the north boundary of Lot 8, for angle of this 54.18 acre tract;
- 3) **South 73°04'51" West** at a distance of 726.76 feet pass a 1/2 inch iron rod found on the existing north right-of-way of Cimarron Drive (60-foot wide), at the west corner of Lots 8, at a distance of 751.50 feet pass a 1/2 inch iron rod found on the existing north right-of-way of Cimarron Drive, at the east corner of Lot 7, and continuing for a total distance of **1166.76 feet** to a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" on the north boundary of Lot 7, for angle of this 54.18 acre tract;

- 4) **South 72°44'02" West** at a distance of 291.65 feet pass a 1/2 inch iron rod found at the common north corner of Lots 7 and 6, at a distance of 942.33 feet pass a 1/2 inch iron rod found at the common north corner of Lots 5 and 4, and continuing for a total distance of **1134.39 feet** to a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" on the north boundary of Lot 4, for angle of this 54.18 acre tract;
- 5) **South 73°15'54" West** at a distance of 149.62 feet pass a 1/2 inch iron rod found at the common north corner of Lots 4 and 3, at a distance of 496.91 feet pass a 1/2 inch iron rod found at the common north corner of Lots 3 and 2, and continuing for a total distance of **694.31 feet** to a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" on the north boundary of Lot 2, for angle of this 54.18 acre tract;
- 6) **South 74°01'59" West** at a distance of 496.63 feet pass a 1/2 inch iron rod found at the common north corner of Lot 1 and said 2.672 acres, and continuing for a total distance of **1408.54 feet** to the **POINT OF BEGINNING** and containing 54.18 acres (2,360,275 square feet) of land in Wilson County, Texas.

THESE FIELD NOTES TOGETHER WITH A SURVEY MAP WERE PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONNEL OF ALLIANCE LAND SURVEYORS, LLC WHO WERE WORKING UNDER MY SUPERVISION AND DIRECTION.

*Gary A. Gibbons*

Gary A. Gibbons  
RPLS No. 4716  
June 12, 2024  
Job No. 240617205-C





**TRACT 2**

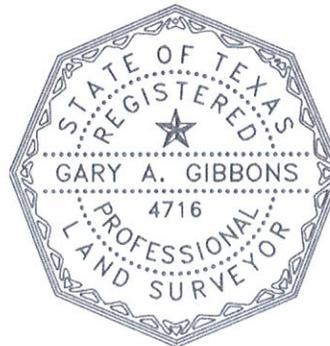
**A 0.958 ACRE TRACT OF LAND LYING IN THE FERNANDO RUIZ SURVEY NO. 120, ABSTRACT 524, IN WILSON COUNTY, TEXAS, AND BEING THE CENTRAL REMAINDER OF THAT CALLED 90 ACRES BEING LOTS OR DIVISIONS 5 AND 6 IN THE PARTITION AMONG THE HEIRS OF FERNANDO GORTARI, OF RECORD IN VOLUME "M", PAGE 453, DEED RECORDS, WILSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

- BEGINNING:** at a 2 inch pipe found on the existing south right-of-way of U.S. Highway 181 North, a public 235-foot right-of-way, at the cutback for County Road 150, having Texas State Plane coordinates of N=13,640,690.85 and E=2,197,579.29, South Central Zone 4204, Grid, for the northern-most northwest corner of this 0.958 acre tract;
- THENCE:** **South 60°15'35" East 292.53 feet** with the existing south right-of-way of U.S. Highway 181 North and the northeast line of this 0.958 acre tract to a 4 inch cedar fence post found at the northeast corner of the remainder of 100 acres to Milton E. Lerich and wife, Sherry Lerich of record in Volume 413, Page 108, Deed Records, Wilson County, Texas, for the east corner of this 0.958 acre tract;
- THENCE:** **South 73°52'13" West 321.50 feet** with the north line of said remainder of 100 acres and the south line of this 0.958 acres to a 4 inch cedar post found on the existing east right-of-way of County Road 150, a public 40 foot right-of-way, at the northwest corner of said remainder of 100 acres, for the southwest corner of this 0.958 acres;
- THENCE:** **North 06°47'46" W 193.70 feet** with the existing east right-of-way of County Road 150 and the west line of this 0.958 acre tract to a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" at the cutback from County Road 150 to U.S. Highway 181 North, for the northwest corner of this 0.958 acre tract, from which a Texas Department of Transportation Type I monument found bears: South 36°29'59" West 2.39 feet;
- THENCE:** **North 61°34'26" East 88.42 feet** with said cutback and the northwest line of this 0.958 acre tract to the **POINT OF BEGINNING** of this 0.958 acre (41,713 square feet) tract of land in Wilson County, Texas;

THESE FIELD NOTES TOGETHER WITH A SURVEY MAP WERE PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONNEL OF ALLIANCE LAND SURVEYORS, LLC WHO WERE WORKING UNDER MY SUPERVISION AND DIRECTION.

*Gary A. Gibbons*

Gary A. Gibbons  
RPLS No. 4716  
June 12, 2024  
Job No. 240617205-B





## Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$303,500 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$303,500 (=)
<b>Agricultural Value Loss:</b>	\$0 (-)
<b>Appraised Value:</b>	\$303,500 (=)
<b>HS Cap Loss/Circuit Breaker:</b>	\$0 (-)
<b>Assessed Value:</b>	\$301,440
<b>Ag Use Value:</b>	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

## Property Taxing Jurisdiction

**Owner:** HARRISON REESE L JR & TIPTON JANICE (EST) %**Ownership:** 100.00%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
ESD#2	ESD 2	0.100000	\$303,500	\$301,440	\$301.44	
GW	Wilson County	0.413133	\$303,500	\$301,440	\$1,245.35	
HH	Wilson Co Hosp	0.087034	\$303,500	\$301,440	\$262.36	
SARA	SAN ANTONIO RIVER AUTHORITY	0.018000	\$303,500	\$301,440	\$54.26	
SF	Floresville ISD	0.906766	\$303,500	\$301,440	\$2,733.36	
WEU	EVERGREEN UWC DIST	0.004890	\$303,500	\$301,440	\$14.74	

**Total Tax Rate:** 1.529823

**Estimated Taxes With Exemptions:** \$4,611.51

**Estimated Taxes Without Exemptions:** \$4,643.01

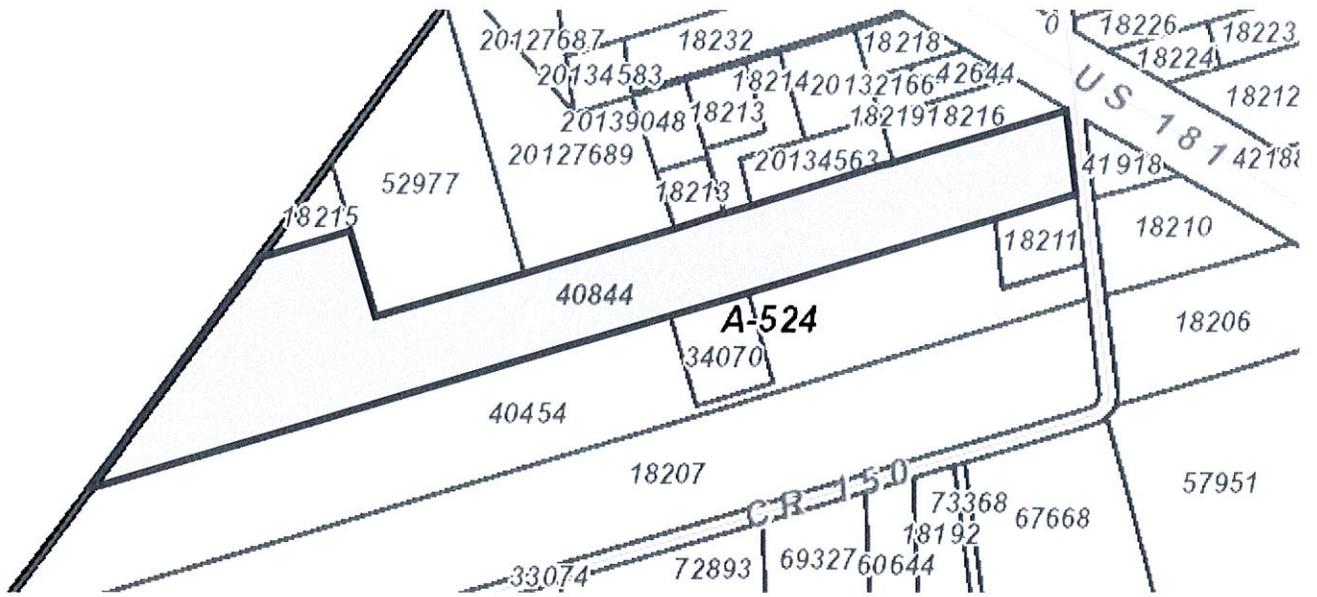
## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
FISD	FISD RURAL LAND	57.38	2,499,472.80	0.00	0.00	\$303,500	\$0

## Property Roll Value History

<b>Year</b>	<b>Improvements</b>	<b>Land Market</b>	<b>Ag Valuation</b>	<b>Appraised</b>	<b>HS Cap Loss</b>	<b>Assessed</b>
2025	N/A	N/A	N/A	N/A	N/A	N/A
2024	\$0	\$303,500	\$0	\$303,500	\$0	\$301,440
2023	\$0	\$251,200	\$0	\$251,200	\$0	\$251,200
2022	\$0	\$251,200	\$0	\$251,200	\$0	\$251,200
2021	\$0	\$372,290	\$0	\$372,290	\$0	\$372,290
2020	\$0	\$183,620	\$0	\$183,620	\$0	\$183,620
2019	\$0	\$179,030	\$0	\$179,030	\$0	\$179,030
2018	\$0	\$179,030	\$0	\$179,030	\$0	\$179,030
2017	\$0	\$174,440	\$0	\$174,440	\$0	\$174,440
2016	\$0	\$174,440	\$0	\$174,440	\$0	\$174,440
2015	\$0	\$174,440	\$0	\$174,440	\$0	\$174,440
2014	\$0	\$165,250	\$0	\$165,250	\$0	\$165,250

Map



Property Details

Account

Property ID: 40844 Geographic ID: 0524-00000-01001

Type: Real

Location

Situs Address: 42 CR 150 SAN ANTONIO, TX 78223

Map ID:

Legal Description: A0524 F RUIZ SUR, TRACT 10A, ACRES 40., WEST OF HWY 181

Abstract/Subdivision: A0524 - F RUIZ SUR

Neighborhood:

Owner

Owner ID: 25970

Name: HARRISON REESE L JR & TIPTON JANICE (EST)

Agent:

Mailing Address: 2301 BROADWAY  
SAN ANTONIO, TX 78215

% Ownership: 100.00%

Exemptions: For privacy reasons not all exemptions are shown online.

## Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$287,480 (+)
<b>Market Value:</b>	\$287,480 (=)
<b>Agricultural Value Loss:</b>	\$284,600 (-)
<b>Appraised Value:</b>	\$2,880 (=)
<b>HS Cap Loss/Circuit Breaker:</b>	\$0 (-)
<b>Assessed Value:</b>	\$2,880
<b>Ag Use Value:</b>	\$2,880

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## Property Taxing Jurisdiction

**Owner:** HARRISON REESE L JR & TIPTON JANICE (EST) %**Ownership:** 100.00%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
ESD#2	ESD 2	0.100000	\$287,480	\$2,880	\$2.88	
GW	Wilson County	0.413133	\$287,480	\$2,880	\$11.90	
HH	Wilson Co Hosp	0.087034	\$287,480	\$2,880	\$2.51	
SARA	SAN ANTONIO RIVER AUTHORITY	0.018000	\$287,480	\$2,880	\$0.52	
SF	Floresville ISD	0.906766	\$287,480	\$2,880	\$26.11	
WEU	EVERGREEN UWC DIST	0.004890	\$287,480	\$2,880	\$0.14	

**Total Tax Rate:** 1.529823

**Estimated Taxes With Exemptions:** \$44.06

**Estimated Taxes Without Exemptions:** \$4,397.94

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
NP	NATIVE PASTURE	40.00	1,742,400.00	0.00	0.00	\$287,480	\$2,880

## Property Roll Value History

<b>Year</b>	<b>Improvements</b>	<b>Land Market</b>	<b>Ag Valuation</b>	<b>Appraised</b>	<b>HS Cap Loss</b>	<b>Assessed</b>
2025	N/A	N/A	N/A	N/A	N/A	N/A
2024	\$0	\$287,480	\$2,880	\$2,880	\$0	\$2,880
2023	\$0	\$225,150	\$3,080	\$3,080	\$0	\$3,080
2022	\$0	\$225,150	\$3,120	\$3,120	\$0	\$3,120
2021	\$0	\$303,050	\$3,120	\$3,120	\$0	\$3,120
2020	\$0	\$220,000	\$3,120	\$3,120	\$0	\$3,120
2019	\$0	\$176,000	\$2,770	\$20,370	\$0	\$20,370
2018	\$0	\$124,800	\$2,770	\$15,250	\$0	\$15,250
2017	\$0	\$121,600	\$2,770	\$14,930	\$0	\$14,930
2016	\$0	\$121,600	\$2,770	\$14,930	\$0	\$14,930
2015	\$0	\$121,600	\$2,810	\$14,970	\$0	\$14,970
2014	\$0	\$115,200	\$2,810	\$14,330	\$0	\$14,330