



Surveying Texas Since 1985

709 Washington Street Castroville, Texas 78009
830.538.6427 medinavalleysurveys.com
TBPLS Firm 1000200

METES AND BOUNDS DESCRIPTION OF

33.63 Acres of Land, comprised of approximately
22.2 acres out of the George Voss Survey 340.5, Abstract 788, County Block 4955,
11.3 acres out of the Juan Escamia Survey 356.5, Abstract 218, County Block 4954, and
0.15 acres out of the A. Huston Survey 341, Abstract 354, County Block 4956, and
being the remaining portion of the 39.447 acre tract as described in Volume 7846 on Page 1123 of the
Official Public Records of Bexar County, Texas,
and being more particularly described as follows:

BEGINNING at a found # 5 rebar, the northwest corner of this tract, the northwest corner of the parent 39.447 acre tract, the north corner of Lot 99, Emerald Forest Subdivision, Unit 3A, as recorded in Volume 9540 on Page 42 of the Deed and Plat Records, on the south line of the remaining portion of a 155.34 acre tract described in Volume 1741 on Page 369 of the Official Public Records, having a Grid Coordinate of N:13770915.92, E:2149113.74, being 1.7 feet north of a two-way wire fence, and bearing N 80°59'43" E 32.3 feet from a steel pipe corner fence post;

THENCE N 80°59'43" E 1250.03 feet (overall record: N 80°57'06" E 3090.70 feet) with the south line of the 155.34 acre tract, generally following a wire fence, to a found #4 rebar, the northwest corner of the 5.717 acre Save and Except tract, and a northeasterly corner of this tract;

THENCE the following four courses with the 5.717 acre Save and Except tract, generally following a wire fence, unless otherwise noted:

1. S 21°14'58" E 329.26 feet (record: S 22°00'06" E 329.18 feet) at 310.66 feet passing a found 2-inch pipe at the base of a corner gate post, and continuing on the same course, unfenced, to the southwest corner of the 5.717 acre tract;
2. S 72°39'48" E 411.84 feet (record: S 73°24'56" E 411.84 feet);
3. N 77°08'48" E 112.81 feet (record: N 76°23'40" E 112.81 feet) to a point from which a flagged fence post bears S 66°57'24" E 2.2 feet;
4. N 04°13'20" E 510.48 feet (record: N 03°28'12" E 510.43 feet) diverging west from a wire fence, crossing an asphalt driveway, to the northeast corner of the 5.717 acre tract, the northwest corner of the 0.806 acre tract described as a 30-foot Ingress and Egress Easement in Volume 6706 on Page 773 and in Volume 7846 on Page 1123 of the Official Public Records, on the south line of said 155.34 acre tract, in a two-way wire fence, from which a t-post bears S 81°01'50" W 13.2 feet;

THENCE N 80°59'43" E 1169.57 feet (overall record: N 80°57'06" E 3090.70 feet) with the south line of the 155.34 acre tract, the north line of the parent 39.447 acre tract, and the north line of the 0.806 acre easement, generally following a wire fence, to the east face of a 12-inch creosote fence post, the northeast corner of this tract, the northeast corner of the 0.806 acre tract, and the southeast corner of the 155.34 acre tract, on the west right-of-way of Bulverde Road;

THENCE S 16°56'35" E 30.00 feet (record S 17°07'02" E 30.44 feet) with the west right-of-way of Bulverde Road and the east terminus of the 30-foot access easement, unfenced, to the east face of a stone column, an easterly corner of this tract, the northeast corner of Lot 17 and the north corner of Lot 16, Emerald Forest Subdivision, Unit 5B, as recorded in Volume 9543 on Page 104 of the Deed and Plat Records;

THENCE S 80°58'53" W 976.78 feet (record S 80°57'06" W 979.67 feet) with the north line of the Emerald Forest Subdivision, Unit 5B, initially following a stone masonry fence, and continuing with a wire fence to a 6-inch braced cedar fence post, a reentrant corner of this tract;

THENCE S 08°57'59" E 510.33 feet (record N S 09°02'54" E 510.77 feet) with the west line of Emerald Forest Subdivision, Unit 5B, initially unfenced, at 312.0 feet, passing a found #4 rebar capped Pape Dawson, the southwest corner of Lot 31, the northwest corner of Lot 32, continuing on the same course, remaining up

**MEDINA VALLEY
SURVEYS**

Surveying Texas Since 1985

709 Washington Street Castroville, Texas 78009
830.538.6427 medinavalleysurveys.com
TBPLS Firm 1000200

to 4-feet east of the wire fence, to a found #4 rebar capped "Pape Dawson" at the base of a railroad tie fence post, a deflection point on the east line of this tract;

THENCE S 33°22'11" E 542.71 feet (record S 33°35'02" E 545.40 feet) continuing with west line of Emerald Forest Subdivision, Unit 5B, generally following a relic wire fence to the southeast corner of this tract, the southeast corner of the parent 39.447 acre tract, the south corner of Lot 41, the northeast corner of the remaining portion of a 34.468 acre tract described in Document #20010212278 of the Official Public Records, on the north margin of Emerald Ridge Drive, bearing S 48°34'51" E 3.3 feet from a railroad tie fence post and S 47°06'39" E 12.9 feet from another railroad tie corner fence post;

THENCE S 82°13'41" W 813.70 feet (record S 82°14'01" W 817.12 feet) with the north line of the 34.468 acre tract, remaining south of a relic wire fence, at 327.43 feet, passing the north west corner of the remaining portion of the 34.468 acre tract and the northeast corner of Lot 506, Block 1 of the Emerald Forest P.U.D. Recreation Center as recorded in Volume 9532 on Page 96 of the Deed and Plat Records, continuing on the same course, and converging with the wire fence, to a found #4 rebar at the base of a railroad tie fence corner most, the south corner of this tract, the northwest corner of Lot 506, a deflection point on the northeast line of Lot 129 of the Emerald Forest Subdivision, Unit 2, as recorded in Volume 9533 on Page 35 of the Deed and Plat Records;

THENCE the following three courses with the north lines of the Emerald Forest Subdivision, Unit 2, generally following a wire fence:

1. N 60°15'00" W 226.71 feet (record N 60°13'32" W 226.52 feet) to a found #4 rebar;
2. S 88°23'00" W 442.85 feet (record S 88°20'00" W 442.34 feet) to a found pk-nail;
3. N 70°13'34" W 639.62 feet (record N 70°12'31" W 639.39 feet) to a railroad tie corner fence post;

THENCE 52°58'50" W 502.07 feet (record N 52°59'53" W 503.77 feet) with the northeast line of the Emerald Forest Subdivision, Unit 2, passing the north corner of Lot 115, the east corner of Lot 102 of the Emerald Forest, Unit 3A, as recorded in Volume 9540 on Page 42 of the Deed and Plat Records, continuing on the same course with Emerald Forest, Unit 3A, to the end of a concrete retaining wall, a deflection point on the west line of this tract and a reentrant corner of Lot 99;

N 09°01'51" W 149.04 feet (record N 09°02'54" W 148.83 feet) with the east line of Lot 99, diverging east from a wire fence, and continuing unfenced, to the POINT OF BEGINNING, containing 33.63 Acres of land.

Bearings and Distances and Coordinates are based on Grid North according to the Texas Coordinate System, South Central Zone, AD 1983.
A survey plat accompanies this description.
Record courses refer to Volume 7846 on Page 1123 and Volume 2619 on Page 566.

STATE OF TEXAS
COUNTY OF MEDINA
I HEREBY CERTIFY THAT THIS METES AND BOUNDS DESCRIPTION WAS PREPARED FROM AN
ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON MARCH 11 and 24, 2025.

Stephanie B. Prosser, RPLS #6847
Released: April 10, 2025
Revised: June 3, 2025
Job Number: 12587

Stephanie B. Prosser

