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TBPLS Firm 1000200

## METES AND BOUNDS DESCRIPTION OF

5.72 acre tract comprised of approximately  
5.5 acres out of the George Voss Survey 340.5, Abstract 788, County Block 4955, and  
0.2 acres out of the Juan Escamia Survey 356.5, Abstract 218, County Block 4954, Bexar County, Texas,  
being the Save and Except tract described as 5.717 acres  
out 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 #4 rebar, the northwest corner of this tract, a reentrant corner of the parent 39.447 acre tract, 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: N:13771111.58, E:2150348.37;

THENCE the following four courses into the 39.447 acre tract and with the parent 5.717 acre 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 S80°59'43"W 668.27 feet (record: S 80°14'28" W 668.23 feet) with the south line of the 155.34 acre tract and the north line of the 5.717 acre tract, generally following a wire fence to the POINT OF BEGINNING, containing 5.72 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

