

METES AND BOUNDS

TRACT 4:

Being 9.600 acres, situated in the Henry Peace League and Labor Survey No. 37, Abstract 577, County Block 4013, Bexar County, Texas, and being out of a called 63.997 acres described in a General Warranty Deed recorded in Volume 18927, Page 495, Official Public Records, Bexar County, Texas, and being **SUBJECT TO** a 60-foot Access Easement described in a Declaration of Easements recorded in Document No. 20190111633, Official Public Records, Bexar County, Texas; said 9.600 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the northeast corner of this 9.600 acres, same being the southeast corner of the Gary E. Fussell, Jr., et ux, 10.100 acres (Document No. 20190116561) and on the West line of the Land Heritage Institute Tract (Volume 13576, Page 786), same also being on the East line of said called 63.997 acres and the **POINT OF BEGINNING**;

THENCE along the line common to this 9.600 acres and said Heritage Tract, South 00 degrees 39 minutes 21 seconds East, a distance of 435.00 feet to a 1/2-inch iron rod capped WALs set for the southeast corner of this 9.600 acres, same being the northeast corner of a 10.600 acres tract surveyed this same day as "Tract 5";

THENCE departing the East line of and severing said 63.997 acres, along the line common to this 9.600 acres and said Tract 5, South 89 degrees 20 minutes 39 seconds West, a distance of 935.74 feet to a 1/2-inch iron rod capped WALs set for the southwest corner of this 9.600 acres, same being the northwest corner of said Tract 5 and on the East Right-of-Way of Applewhite Road, same also being the beginning of a non-tangent curve to the left;

THENCE along the East Right-of-Way of said Applewhite Road, with said curve to the left, having a radius of 2,060.00 feet, an arc length of 158.23 feet, a chord length of 158.19 feet, a chord bearing of North 12 degrees 19 minutes 56 seconds West, and a delta angle of 4 degrees 24 minutes 03 seconds, to a 1/2-inch iron rod found for a point of tangency for this 9.600 acres;

THENCE continuing along said Applewhite Road, North 00 degrees 25 minutes 22 seconds West, a distance of 280.09 feet to a 1/2-inch iron rod found for the northwest corner of this 9.600 acres, same being the southwest corner of said Fussell 10.100 acres;

THENCE departing the East Right-of-Way of said Applewhite Road, along the line common to this 9.600 acres and said Fussell 10.100 acres, North 89 degrees 20 minutes 39 seconds East, a distance of 966.62 feet to the **POINT OF BEGINNING**, and containing 9.600 acres, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown herein are based on actual GPS observations, Texas State Plane Coordinates, South Central Zone, Grid.

Rudolf J. Pata, Jr.
Registered Professional Land Surveyor
Texas Registration No. 5388
September 28, 2022

