

**FIELD NOTES  
FOR  
A 36.26 ACRE TRACT**

A **36.26 acre** tract of land, out of the Anselmo Pru Survey No. 20, Abstract 574, County Block 4766, NCB 14861 and being a portion of a 2.169 acre tract, called Tract II, a portion of a 36.378 acre tract, called Tract III and a portion of a 3.866 acre tract, called Tract IV conveyed to Woldhagen Holdings, LLC of record in Document No. 20160070282 of the Official Public Records of Real Property of Bexar County, Texas (OPR) and being more particularly described by metes and bounds as follows:

**COMMENCING** at a set  $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW SURVEYING" in the south right-of-way line of Hausman Road, an 80' right-of-way, for the northwest corner of a 21.35 acre tract as conveyed to San Antonio Target, Hunting & Fishing Club of record in Volume 3685 Page 6 (OPR), and the northeast corner of the 36.378 acre tract;

**THENCE:** S  $12^{\circ}48'14''$  W, along and with the common line of the 21.35 acre tract and the 36.378 acre tract, a distance of 256.83 feet a set  $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW SURVEYING", for the **POINT OF BEGINNING** and the northeast corner of the tract described herein;

**THENCE:** continuing with the common line of the 21.35 acre tract and the 36.378 acre tract, the following six (6) courses:

1. **S  $12^{\circ}48'14''$  W**, a distance of **321.53 feet** to a found  $\frac{1}{2}$ " iron pipe, for an easterly angle point of the tract described herein,
2. **S  $55^{\circ}47'08''$  W**, a distance of **762.87 feet** to a set  $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW SURVEYING", for an angle point of the tract described herein,
3. **S  $51^{\circ}24'08''$  W**, a distance of **352.55 feet** to a found  $\frac{1}{2}$ " iron pipe, for an interior angle point of the tract described herein,
4. **S  $04^{\circ}40'32''$  W**, a distance of **173.78 feet** to a found  $\frac{1}{2}$ " iron pipe, for an angle point of the tract described herein,
5. **S  $04^{\circ}22'36''$  E**, a distance of **187.94 feet** to a set  $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW SURVEYING", for an angle point of the tract described herein, and
6. **S  $11^{\circ}55'57''$  E**, a distance of **153.99 feet** to a post in the north line of a 18.96 acre tract as conveyed to Last Chance Forever Inc. of record in Volume 7866 and Page 1028 (OPR), for the southeast corner of the 36.378 acre tract and the tract described herein, from which a found  $\frac{1}{2}$ " iron rod on the north line of the 18.96 acre tract and the south line of the 21.35 acre tract bears, S  $89^{\circ}47'36''$  E, a distance of 38.79 feet;

**THENCE:** along and with the common line of the 18.96 acre tract, the 36.378 acre tract and the 3.866 acre tract, the following four (4) courses:

1. **S 89°36'14" W**, a distance of **471.50 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW SURVEYING", for an angle point of the tract described herein,
2. **S 89°38'14" W**, a distance of **167.00 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW SURVEYING", for an angle point of the tract described herein,
3. **S 89°47'14" W**, a distance of **19.55 feet** to a found 1" iron pipe, for the southeast corner of the 3.866 acre tract, the southwest corner of the 36.378 acre tract and an angle point of the tract described herein, and
4. **S 89°48'56" W**, a distance of **138.79 feet** to a found 1" iron pipe, for the southeast corner of a 20.244 acre tract as conveyed to Bertetti Family Limited Partnership of record in Volume 8361 and Page 1676 (OPR), the southwest corner of the 3.866 acre tract and the tract described herein;

**THENCE:** **N 00°40'02" W**, along and with the common line between the 20.244 acre tract and the 3.866 acre tract, a distance of **1147.04 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW SURVEYING", for a westerly northwest corner of the tract described herein;

**THENCE:** **N 89°53'21" E** into and across the 3.866 acre tract and the 36.378 acre tract, a distance of **362.65 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW SURVEYING", for an interior corner of the tract described herein;

**THENCE:** **N 00°32'22" W** continuing into and across the 36.378 acre tract a distance of **272.22 feet** to a found 1" iron pipe, for the southwest corner of the 2.169 acre tract, the southeast corner of Lot 1, Block 1, Laural Glen Subdivision of record in Volume 9526 Page 188 (OPR), called Tract I, as conveyed to Woldhagen Holdings, LLC of record in Document NO. 20160070282 (OPR), a westerly corner of the tract described herein, from which a found ½" iron rod in the south right-of-way line of Hausman Road, for the northwest corner of the 2.169 acre tract and the northeast corner of the remaining portion of Lot 1, Block 1, Laural Glen subdivision bears, **N 0°32'17" W**, a distance of 271.71 feet;

**THENCE:** **N 87°51'44" E** along and with the north line of the 36.378 acre tract and the south line of the 2.169 acre tract, a distance of **273.15 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW SURVEYING", for an interior corner of the tract described herein;

**THENCE:** **N 00°36'08" W** into and across the 2.169 acre tract, a distance of **270.36 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW SURVEYING" in the south right-of-way line of Hausman Road, for the northerly northwest corner of the tract described herein;

**THENCE:** **N 88°08'34" E** along and with the south right-of-way line Hausman Road and the north line of the 2.169 acre tract, a distance of **70.02 feet** to a found ½" iron rod with an Orange Plastic Cap Stamped "C.E.C.", for the northwest corner of a remaining portion of a 2.309 acre tract as conveyed to Martha Droby, Michael Alonza and Rebecca Nieto of record in Volume 8965 Page 1893 (OPR), the northeast corner of the 2.169 acre tract and the tract described herein;



**THENCE:** along and with the common line of the 2.169 acre tract and the 2.309 acre tract, the following three (3) courses:

1. **S 00°36'08" E**, a distance of **219.75 feet** to a found ½" iron rod with a Blue Plastic Cap Stamped "KFW SURVEYING", for an exterior corner of the tract described herein,
2. **S 87°58'24" W**, a distance of **10.00 feet** to a found ½" iron rod with an Orange Plastic Cap Stamped "LANDMARK SURVEYING", for an interior corner of the tract described herein, and
3. **S 00°36'08" E**, a distance of **50.29 feet** to a found ½" iron rod in the north line of 36.378 acre tract, for the southwest corner of the 2.309 acre tract, the southeast corner of the 2.169 acre tract and an interior corner of the tract described herein;

**THENCE:** **N 88°20'34" E** along and with the south line of the 2.309 acre tract, the south line of a 2.243 acre tract as conveyed to Moises & Leticia Rodriguez of record in Volume 14837 Page 646 (OPR) and a north line of the 36.378 acre tract, a distance of **394.82 feet** to a found 1" iron pipe, for the southwest corner of Parcel 25 as conveyed to Martha J. Droby, Richard and Rebecca Nieto of record in Volume 16164 Page 424 (OPR), the southeast corner of the 2.243 acre tract and an angle point of the tract described herein;

**THENCE:** **N 87°26'48" E** along and with the south line of a Parcel 25 tract as conveyed to Martha J. Droby & Richard and Rebecca Nieto of record in Volume 16164 Page 424 (OPR), the north line of the 36.378 acre tract and into and across the 36.378 acre tract, at a distance of 361.42 feet passing a found ½" iron rod with an Orange Plastic cap Stamped "Landmark Surveying" for the southeast corner of the Parcel 25 tract and an interior corner of the 36.378 acre tract and continuing for a total distance of **668.85 feet** to the **POINT OF BEGINNING** and containing 36.26 acres more or less, in Bexar County, Texas. Said tract being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

Job No.: 21-098  
Prepared by: KFW Surveying  
Date: July 22, 2021  
Revised: March 18, 2022  
File:

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**FIELD NOTES  
FOR  
A 1.9952 ACRE TRACT**

A **1.9952 acre** tract of land, out of the Anselmo Pru Survey No. 20, Abstract 574, County Block 4766, NCB 14861 and being a portion of a 36.378 acre tract, called Tract III conveyed to Woldhagen Holdings, LLC of record in Document No. 20160070282 of the Official Public Records of Real Property of Bexar County, Texas (OPR) and being more particularly described by metes and bounds as follows:

**BEGINNING** at a set  $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW SURVEYING" in the south right-of-way line of Hausman Road, an 80' right-of-way, for the northwest corner of a 21.35 acre tract as conveyed to San Antonio Target, Hunting & Fishing Club of record in Volume 3685 Page 6 (OPR), the northeast corner of the 36.378 acre tract and the tract described herein;

**THENCE: S 12°48'14" W**, along and with the common line of the 21.35 acre tract and the 36.378 acre tract, a distance of **256.83 feet** to a set  $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW SURVEYING", for the southeast corner of the tract described herein;

**THENCE: S 87°26'48" W**, into and across the 36.378 acre tract, a distance of **307.43 feet** to a found  $\frac{1}{2}$ " iron rod with an Orange Plastic Cap Stamped "Landmark Surveying", for the southeast corner of the tract described herein;

**THENCE: N 00°16'32" W** along and with the east line of a Parcel 25 tract as conveyed to Martha J. Droby & Richard and Rebecca Nieto of record in Volume 16164 Page 424 (OPR) and a west line of the 36.378 acre tract, a distance of **267.40 feet** to a found nail with washer in the south right-of-way line of Hausman Road, for the northeast corner of the Parcel 25 tract, a northerly northwest corner of the 36.378 acre tract and the tract described herein;

**THENCE: S 89°29'22" E** along and with the south right-of-way line of Hausman Road and the north line of the 36.378 acre tract, a distance of **365.34 feet** the **POINT OF BEGINNING** and containing 1.9552 acres more or less, in Bexar County, Texas. Said tract being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

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3/18/22