

FIELD NOTES FOR A 2.668 ACRE TRACT OF LAND

BEING a 2.668 acre tract of land out of the M.G. de los Santos Survey, Abstract No. 664, County Block 4446, New City Block 15008, City of San Antonio, Bexar County, Texas, being the remainder of a called 1.000 acre tract described in Volume 2421, Page 1091 and Volume 2617, Page 133, Official Public Records of Bexar County, Texas and being the remainder of a called 2.350 acre tract described in Volume 7213, Page 479, Deed Records of Bexar County, Texas, said 2.668 acre tract being more particularly described by metes and bounds as follows with all bearings based on the Texas State Plane Coordinate System of 1983, South Central Zone (4204);

BEGINNING at a found 1/2" iron rod for the northeast corner of the herein described tract, said point being at the northeast corner of the called 2.350 acre tract, the northeast corner of a 20' wide ingress/egress easement described in Document No. 20050291519, Official Public Records of Bexar County, Texas (Tract 2) and the southeast corner of the remainder of a called 25.99 acre tract described in Volume 10127, Page 676, Official Public Records of Bexar County, Texas, said point being in a westerly line of Lot 1, Block 4, Coral Springs Subdivision, recorded in Volume 9560, Page 178, Plat Records of Bexar County, Texas and the east line of a 22' wide ingress/egress easement described in Volume 4237, Page 574 and Volume 5179, Page 676, Deed Records of Bexar County, Texas;

THENCE S 00°09'15" E (S 00°38'00" E, Record), with the east line of the herein described tract, the east line of the called 2.350 acre tract, the east line of the 20' wide ingress/egress easement, the east line of the 22' wide ingress/egress easement and the westerly line of Lot 1, Block 4, passing at 11.00' the southeast corner of the 22' wide ingress/egress easement, passing at 12.89' a southwesterly corner of Lot 1, Block 4 and the northwest corner of the remainder of a called 85 acre tract described in Volume 1524, Page 66, Official Public Records of Bexar County, Texas, passing at 20.00' the southeast corner of the 20' wide ingress/egress easement, continuing for a total distance of 473.84' to a found 1/2" iron rod for the southeast corner of the herein described tract, said point being at the southeast corner of the remainder of the called 2.350 acre tract and a northeasterly exterior corner of Lot 1, Block 1, Javier and Norma I. Plata and Sons Subdivision, recorded in Volume 9650, Page 204, Plat Records of Bexar County, Texas, said point being in the west right-of-way line of Heath Circle Drive (60' width, described in Volume 2164, Page 586, Official Public Records of Bexar County, Texas), from which a found 1" iron pipe at the southeast corner of Lot 1, Block 1 and the original southeast corner of the called 2.350 acre tract bears S 00°09'15" E, a distance of 19.77';

THENCE N 89°37'11" W, departing the west right-of-way line of Heath Circle Drive, with the south line of the herein described tract, the south line of the remainder of the called 2.350 acre tract and a northerly line of Lot 1, Block 1, passing at 208.86' the southwest corner of the remainder of the called 2.350 acre tract and the southeast corner of the remainder of the called 1.000 acre tract, continuing for a total distance of 298.30' to a found 1/2" iron rod for the southwest corner of the herein described tract, said point being at the southwest corner of the remainder of the called 1.000 acre tract and an easterly interior corner of Lot 1, Block 1;

THENCE N 00°10'28" W (N 00°38'00" W, Record), with the west line of the herein described tract, the west line of the called 1.000 acre tract and the east line of Lot 1, Block 1, for a distance of 192.81' to a found 1/2" iron rod for a northwesterly exterior corner of the herein described tract, said point being at the northwest corner of the remainder of the called 1.000 acre tract and the southwest corner of a called 0.574 acre tract conveyed to Terence L. Valera recorded in Document No. 20050291519, Official Public Records of Bexar County, Texas (Tract 1), said point being in the east line of Lot 1, Block 1, from which a found 1/2" iron rod at the northwest corner of the called 0.574 acre tract and the northeast corner of Lot 1, Block 1 bears N 00°10'28" W, a distance of 279.48';

THENCE N 89°49'32" E, departing the east line of Lot 1, Block 1, with the north line of the remainder of the called 1.000 acre tract and the south line of the called 0.574 acre tract, for a distance of 89.44' to a set 1/2" iron rod capped "MDS" for a westerly interior corner of the herein described tract, said point being at the northeast corner of the remainder of the called 1.000 acre tract and the southeast corner of the called 0.574 acre tract, said point being in the west line of the called 2.350 acre tract;

THENCE N 00°10'28" W (N 00°38'00" W, Record), with the west line of the herein described tract, the west line of the called 2.350 acre tract and the east line of the called 0.574 acre tract, passing at 259.73' the southwest corner of the aforementioned 20' wide ingress/egress easement, passing at 268.73' the south line of the aforementioned 22' wide ingress/egress easement, continuing for a total distance of 279.73' to a found bent 1/2" iron rod for the northwest corner of the herein described tract, said point being at the northwest corner of the called 2.350 acre tract, the northwest corner of the 20' wide ingress/egress easement and the northeast corner of the called 0.574 acre tract, said point being in the south line of the aforementioned called 25.99 acre remainder tract and the centerline of the 22' wide ingress/egress easement;

THENCE S 89°44'23" E (N 89°22'00" E, Record), with north line of the herein described tract, the north line of the called 2.350 acre tract, the north line of the 20' wide ingress/egress easement, the south line of the called 25.99 acre remainder tract and the centerline of the 22' wide ingress/egress easement, for a distance of 209.02' (208.67', Record) to the **POINT OF BEGINNING, CONTAINING** 2.668 acres of land, more or less, in Bexar County, Texas.

Note: This description was prepared from a survey made on the ground by employees of MDS Land Surveying Company, Inc in May of 2021. A survey plat of equal date was made in conjunction with this description. Date: 05-19-2021. Job No. 21-224-00