

**STATE OF TEXAS**

**COUNTY OF BEXAR**

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**TRACT A**

**Field Note Description** of 90.73 acres of land, save and except 0.2235 of an acre of land hereinafter described, leaving a total of 90.5065 acres of land situated in the Cruz Landin Survey No. 46, Abstract No. 421, County Block 4298, Bexar County, Texas, and being out of and a part of a tract of land called to contain 97.872 acres of land and described in a deed recorded June 27, 2013 to David Friesenhahn and wife Linda Friesenhahn of record in Doc. 20130132508, Official Public Records of Bexar County, Texas. Said 90.73 acres of land was surveyed by **BCE, Ltd.** on Oct. 26, 2017 and is more particularly described by metes and bounds as follows:

**BEGINNING** at a 1-1/2" iron pipe found in the west line of Watson Road and being the northeast corner of said 97.872 acre tract of land and this 90.73 acre tract of land;

**THENCE** along the west line of said Watson Road, same being the east line of said 97.872 acre tract of land and this 90.73 acre tract of land and being along or near a wire fence, South 00° 09'49" West for a distance of 2599.71 feet to a 1/2" iron rod set with red plastic cap marked BCE, Ltd, RPLS 4540 set for the southeast corner of this 90.73 acre tract of land;

**THENCE** crossing said 97.872 acre tract of land with the south line of this 90.73 acre tract of land, North 89° 39'24" West at 390.00 feet passing a 3/4" iron pipe found at an interior corner of said 97.872 acre tract of land and continuing along a southerly line of said 97.872 acre tract of land and being along or near a wire fence, for a total distance of 1511.53 feet to a 3/4" iron pipe found at an exterior the corner of said 97.872 acre tract of land and this 90.73 acre tract of land;

**THENCE** with the west line of said 97.872 acre tract of land and this 90.73 acre tract of land, and being along or near a wire fence, North 00°16'45" West at 257.62 feet passing a 1" rebar found, at 660.61 feet passing a survey cap found and continuing for a total distance of 2595.48 feet to a 1" iron pipe found for the northwest corner of said 97.872 acre tract of land and this 90.73 acre tract of land;

**THENCE** with the north line of said 97.872 acre tract of land and this 90.73 acre tract of land and being along or near a wire fence, South 89°49'12" East for a distance of 1531.58 feet to the **POINT OF BEGINNING.**

**SAVE AND EXCEPT – TRACT B**

A 0.2235 of an acre tract of land, or 9,736 square feet of land area, situated in the Cruz Landin Survey No. 46, Abstract No. 421, County Block 4298, Bexar County, Texas, and being out of and a part of a tract of land called to contain 97.872 acres of land and described in a deed recorded June 27, 2013 to David Friesenhahn and wife Linda Friesenhahn of record in Doc. 20130132508, Official Public Records of Bexar County, Texas, Said 0.2235 of an acre of land also being out of and a part of this 90.73 acre tract of land and is more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2" iron rod with red plastic cap marked BCE, Ltd, RPLS 4540 set at the northwest corner of this 0.2234 of an acre of land and from which a 1" iron pipe found for the northwest corner of

said 97.872 acre tract of land bears South 89°43'15" West a distance of 301.91 feet to a point in the west line of said 97.872 acre tract of land and North 00°16'45" West a distance of 851.28 feet and from said point in the west line of said 97.872 acre tract of land a ¾" iron pipe found at the most westerly, southwest corner of said 97.872 acre tract of land bears South 00°16'45" West a distance of 1744.20 feet;

**THENCE** crossing said 97.872 acre tract of land with the following four courses:

1. with the north line of this 0.2235 of an acre of land, North 88°22'23" East for a distance of 102.05 feet to a 1/2" iron rod with red plastic cap marked BCE, Ltd, RPLS 4540 set at the Northeast corner of this 0.2235 of an acre of land;
2. with the east line of this 0.2235 of an acre of land, South 05°47'08" West for a distance of 96.21 feet to a 1/2" iron rod with red plastic cap marked BCE, Ltd, RPLS 4540 set at the southeast corner of this 0.2235 of an acre of land;
3. with the south line of this 0.2235 of an acre of land, South 88°22'23" West for a distance of 102.05 feet to a 1/2" iron rod with red plastic cap marked BCE, Ltd, RPLS 4540 set at the southwest corner of this 0.2235 of an acre of land;
4. with the west line of this 0.2235 of an acre of land, North 05°47'08" East for a distance of 96.21 feet to the **POINT OF BEGINNING**.

**NOTE** – Bearing called out hereinabove are grid and based on The Texas Coordinate System, NAD 83, South Central Zone.

**NOTE** – There is a map of survey this day drafted to accompany this metes and bounds description.

By:  \_\_\_\_\_

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**STATE OF TEXAS**

**COUNTY OF BEXAR**

**TRACT B**

**Field Note Description** of 0.2235 of an acre of land situated in the Cruz Landin Survey No. 46, Abstract No. 421, County Block 4298, Bexar County, Texas, and being out of and a part of a tract of land called to contain 97.872 acres of land and described in a deed recorded June 27, 2013 to David Friesenhahn and wife Linda Friesenhahn of record in Doc. 20130132508, Official Public Records of Bexar County, Texas. Said 0.2235 of an acre of land was surveyed by **BCE, Ltd.** on Oct. 26, 2017 and is more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2" iron rod with red plastic cap marked BCE, Ltd, RPLS 4540 set at the northwest corner of this 0.2235 of an acre of land and from which a 1" iron pipe found for the northwest corner of said 97.872 acre tract of land bears South 89°43'15" West a distance of 301.91 feet to a point in the west line of said 97.872 acre tract of land and North 00°16'45" West a distance of 851.28 feet and from said point in the west line of said 97.872 acre tract of land a 3/4" iron pipe found at the most westerly, southwest corner of said 97.872 acre tract of land bears South 00°16'45" West a distance of 1744.20 feet;

**THENCE** crossing said 97.872 acre tract of land with the following four courses:

1. with the north line of this 0.2235 of an acre of land, North 88°22'23" East for a distance of 102.05 feet to a 1/2" iron rod with red plastic cap marked BCE, Ltd, RPLS 4540 set at the Northeast corner of this 0.2235 of an acre of land;
2. with the east line of this 0.2235 of an acre of land, South 05°47'08" West for a distance of 96.21 feet to a 1/2" iron rod with red plastic cap marked BCE, Ltd, RPLS 4540 set at the southeast corner of this 0.2235 of an acre of land;
3. with the south line of this 0.2235 of an acre of land, South 88°22'23" West for a distance of 102.05 feet to a 1/2" iron rod with red plastic cap marked BCE, Ltd, RPLS 4540 set at the southwest corner of this 0.2235 of an acre of land;
4. with the west line of this 0.2235 of an acre of land, North 05°47'08" East for a distance of 96.21 feet to the **POINT OF BEGINNING.**

**NOTE** – Bearing called out hereinabove are grid and based on The Texas Coordinate System, NAD 83, South Central Zone.

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