



**PROPERTY DESCRIPTION
OF**

20.959 acres of land situated in the Antonio Fuentes Survey No. 358, Abstract No. 248, N.C.B. 15910, City of San Antonio, Bexar County, Texas, same being portions of Tracts E, F, and J as described in a Partition Deed between Clifton J. Robbins et al, dated September 27, 1962, and recorded in Volume 4867, Page 76, Official Public Records of Bexar County, Texas; said 20.959 acres of land being more particularly described as follows:

- COMMENCING:** At a found ½" iron rod on the northerly right-of-way line of Marbach Road (a varying width right-of-way), said point being at the southeasterly corner of Westward Pointe 2, a subdivision plat recorded in Volume 9623, Page 67, Deed and Plat Records of Bexar County, Texas, and the southwesterly corner of said Tract E subsequent to a Warranty Deed granting property for right-of-way to Bexar County, recorded in Volume 3718, Page 1711, Official Public Records of Bexar County, Texas;
- THENCE:** N00°20'36"E, leaving the northerly right-or-way line of said Marbach Road and coincident with the easterly line of said Westward Pointe 2 and the westerly line of said Tract E, a distance of 355.50 feet to a set ½" iron rod with red cap stamped "CUDE" for the **POINT OF BEGINNING** and the most westerly southwest corner of the herein described tract;
- THENCE:** N00°20'36"E, continuing coincident with the aforesaid lines, a distance of **468.76 feet** to a found PK nail on a cedar fence post at the southwesterly corner of Lackland City Subdivision, Unit 169, as recorded in Volume 9500, Page 158, Deed and Plat Records of Bexar County, Texas, for the northwesterly corner of said Tract E and the herein described tract;
- THENCE:** N89°57'55"E, coincident with the southerly line of said Lackland City Subdivision, Unit 169 and the northerly lines of said Tracts E, F, and J, a distance of **1,170.45 feet** to a found ½" iron rod at the northwesterly corner of a 4.61 acre tract conveyed to George F. Robbins, Sr. by Special Warranty Deed, dated September 30, 1997, and recorded in Volume 7539, Page 637, Official Public Records of Bexar County, Texas for the northeasterly corner of the herein described tract;

- THENCE: S05°08'14"E, coincident with the westerly line of said 4.61 acre tract and traversing said Tracts F and J, a distance of **835.58 feet** to a set ½" iron rod with red cap stamped "CUDE" at the southwesterly corner of said 4.61 acre tract and the northerly right-of-way line of said Marbach Road, subsequent to a Warranty Deed granting property for right-of-way to Bexar County, recorded in Volume 3718, Page 1675, Official Public Records of Bexar County, Texas, for the southeasterly corner of the herein described tract, whence a found ½" iron rod at the southeasterly corner of said 4.61 acre tract bears S89°40'01"E, a distance of 192.92 feet;
- THENCE: N89°40'01"W, coincident with the northerly right-of-way line of said Marbach Road and the southerly lines of said Tracts E and F, passing a found ½" iron rod at the common corner of said Tracts E and F at a distance of 523.02 feet, for a total distance of **966.03 feet** to a set ½" iron rod with red cap stamped "CUDE" for the most southerly southwest corner of the herein described tract;
- THENCE: Leaving said northerly right-of-way line of said Marbach Road and traversing said Tract E the following:
- N00°19'59"E, a distance of **124.19 feet** to a set ½" iron rod with red cap stamped "CUDE" for an angle point of the herein described tract;
- N23°11'29"W, a distance of **252.24 feet** to a set ½" iron rod with red cap stamped "CUDE" for an angle point of the herein described tract;
- N89°39'24"W, a distance of **183.46 feet** to the **POINT OF BEGINNING**, containing 20.959 acres of land, more or less.

Basis of Bearings is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).

I, James W. Russell, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my supervision in July 2017.

James W. Russell 8/21/17

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B.B./J.W.R.

