

METES & BOUNDS DESCRIPTION

OF A 10.35 ACRE TRACT OF LAND SITUATED IN THE LOUIS KNEIPP SURVEY NO. 11, ABSTRACT NO. 391, NEW CITY BLOCK 15678, BEXAR COUNTY, TEXAS, BEING OUT OF THE SOUTH PART OF THE BRUNO ROMPEL TRACT, FORMERLY CONTAINING 212.00 ACRES AS DESCRIBED IN A DEED RECORDED IN VOLUME 2181, PAGE 90, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, BEING THE SAME TRACT OF LAND AS CONVEYED FROM PATSY DARLENE NICHOLS, ET AL TO MARTHA B. SCOTT IN VOLUME 6320, PAGE 1503, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point of reference in the northeasterly R.O.W. line of Wetmore Road (a Private R.O.W.) said point being located South 72°11'04" West, a distance of 39.55 feet from a found ½" iron rod marking the common south corner of Lots 87 and 88, Block 6, N.C.B. 17556, Stoneridge Unit 4, as recorded in Vol. 9400, Pg. 138, Deed and Plat Records of Bexar County, Texas, and North 72°11'04" East, a distance of 0.78 feet from a found fence corner post for the west corner of the herein described tract, the south corner of said Lot 87;

THENCE leaving said R.O.W., along and with the common boundary of the herein described tract and said Stoneridge Unit 4, North 36°30'27" East, a distance of 335.39 feet (called North 36°45'00" East, a distance of 335.39 feet) to a found ½" iron rod for the north corner of the herein described tract, the south corner of Lot 81, said Stoneridge, the west corner of Lot 79, said Stoneridge Unit 4;

THENCE along and with the common boundary line of the herein described tract and said Lot 79, Block 6, generally along a fence, South 46°47'33" East, at a distance of 1424.82 feet passing a found ½" iron rod marking the common west corner of Lots 47 and 48, Stoneridge Unit 2, as recorded in Vol. 9200, Pg. 206, Deed and Plat Records of Bexar County, Texas, to a total distance of 1445.40 feet (called South 46°33'00" East, a distance of 1445.40 feet) to point of reference located North 71°35'30" West, a distance of 0.62 feet from a found fence corner post for the east corner of the herein described tract, the north corner of a called 2.230 acre tract as conveyed to Bruno Rompel and Hermine Rompel;

THENCE along and with the common boundary of the herein described tract and said Rompel Tract, South 41°45'27" West, a distance of 297.40 feet (called South 42°00'00" West, a distance of 297.40 feet) to a set ½" iron rod for the south corner of the herein described tract, said rod lying in the northeasterly R.O.W. line of said Wetmore Road;

THENCE along and with said R.O.W., North 48°14'34" West, a distance of 1414.25 feet (called North 48°00'00" West, a distance of 1414.25 feet) to the **POINT OF BEGINNING** and containing 10.35 acres, more or less.

Basis of Bearing: Texas South Central NAD 83

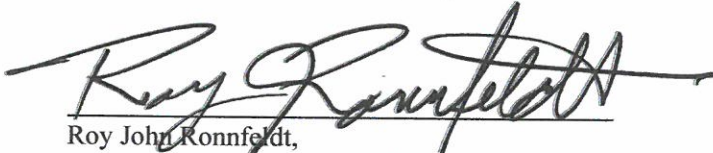
Z2017203

STATE OF TEXAS §

March 13, 2015

COUNTY OF BEXAR §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.



Roy John Ronnfeldt,
Registered Professional Land Surveyor
Registration No. 3520

