


LEASE AREA
EMERALD FOREST
HEMPHILL

All that tract or parcel of land lying and being in the George Voss Survey No. 340 ½, NCB 17727, Parcel 13E, Abstract No. 788, City of San Antonio, Bexar County, Texas, and being a part of the lands owned by Frank J. Sitterle Jr, as recorded in Volume 17618, Page 23, Bexar County Records, Texas, and being more particularly described as follows:

To find the point of beginning, COMMENCE at a ½-inch rebar with cap Brown found at the right-of-way intersection of Emerald Forest Drive (having a variable width right-of-way) and Charles Anderson Loop (having a variable width right-of-way) having a Texas Grid North, NAD83, South Central Zone value of N: 13766351.8676, E: 2150280.7420; thence running along said right-of-way of Emerald Forest Drive, North 51°45'00" East, 74.23 feet to a point; thence, North 19°11'23" East, 95.99 feet to a point having a Texas Grid North, NAD83, South Central Zone value of N: 13766488.4790, E: 2150370.5899; thence leaving said right-of-way and running, North 36°51'39" West, 1296.89 feet to a point; thence North 21°00'05" East, 119.24 feet to a point on the Lease Area; thence running along said Lease Area, North 68°59'55" West, 32.50 feet to a point and the true POINT OF BEGINNING; Thence, North 21°00'05" East, 65.00 feet to a point; Thence, South 68°59'55" East, 65.00 feet to a point; Thence, South 21°00'05" West, 65.00 feet to a point; Thence, North 68°59'55" West, 65.00 feet to a point and the true POINT OF BEGINNING.

Bearings are based on Texas State Plane Coordinate System (NAD 83) South Central Zone.

Said tract contains 0.0970 acres (4,225 square feet), more or less, as shown in a survey prepared for B & T Group by Point to Point Land Surveyors, Inc. dated June 26, 2018, and last revised November 21, 2018.


Justin Kyle Lawrence
TX RPLS # 6589
Point to Point Land Surveyors, Inc.
1010 Pennsylvania Avenue
McDonough, GA 30253
TX Registration # 10194197




40' ACCESS & UTILITY EASEMENT
EMERALD FOREST
HEMPHILL

Together with a 40-foot wide Ingress-Egress and Utility Easement (being 20 feet either side of centerline) lying and being in the George Voss Survey No. 340 ½, NCB 17727, Parcel 13E, Abstract No. 788, City of San Antonio, Bexar County, Texas, and being a part of the lands owned by Frank J. Sitterle Jr, as recorded in Volume 17618, Page 23, Bexar County Records, Texas, and being described by the following centerline data:

To find the point of beginning, COMMENCE at a ½-inch rebar with cap Brown found at the right-of-way intersection of Emerald Forest Drive (having a variable width right-of-way) and Charles Anderson Loop (having a variable width right-of-way) having a Texas Grid North, NAD83, South Central Zone value of N: 13766351.8676, E: 2150280.7420; thence running along said right-of-way of Emerald Forest Drive, North 51°45'00" East, 74.23 feet to a point; thence, North 19°11'23" East, 95.99 feet to a point having a Texas Grid North, NAD83, South Central Zone value of N: 13766488.4790, E: 2150370.5899 and the true POINT OF BEGINNING; Thence leaving said right-of-way and running, North 36°51'39" West, 1296.89 feet to a point; Thence North 21°00'05" East, 119.24 feet to the ENDING at a point on the Lease Area.

Bearings are based on Texas State Plane Coordinate System (NAD 83) South Central Zone.

As shown in a survey prepared for B & T Group by Point to Point Land Surveyors, Inc. dated October 19, 2018, and last revised June 26, 2019.


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