

Field Notes For A 45-Acre Tract Exhibit "A"

Being a 45.00-acre tract, more or less out of the Fernando Rodriguez Survey No. 6, Abstract No. 15, also out of the 4.991 and 94.91-acre tracts, Rawls Investments L.P. & Rickli Investments L.P., CB 4005 recorded in volume 14874, page 1747-1767 of the deed of records in Bexar County, Texas. Said 45.00-acre tract of land being more particularly described by metes and bounds as follows:

Commencing at a found 1/2" iron rod for the northwest common corner of said 94.91-acre tract and the southwest corner of a 24.091-acre tract, Houston Copart Salvage Auto Auctions LTD Partnership, CB 4005C, recorded in volume 18910, Page 217 of the deed of records in Bexar County, Texas. Said Iron Rod being in the Eastern Right-of-Way of Applewhite Road; **Thence** North 84° 22' 37" East, a distance of 293.80 feet, along a fence and the northern common line of said 94.91-acre tract and the southern line of said 24.091-acre tract for the most northwesterly corner of this tract to a 1/2" iron rod set for the "**Point of Beginning**";

Thence: North 84° 22' 37" East, a distance of 1,985.80 feet, along a fence and the northwest common line of this tract and the southwest line of said 24.091-acre tract and a 12.528-acre tract, Houston Copart Salvage Auto Auctions L.T.D. Partnership, CB 4005C, recorded in volume 18910, page 217 of the deed of records in Bexar County, Texas, and the northwest line of said 4.991-acre tract, to a found 1/2" iron rod for the most northeasterly corner of this tract, and the northwest corner of Lot 1, Block 27, N.C.B. 18098, Alamo City Auto Auction Replat Subdivision, recorded in volume 9601, pages, 13-15, deed and plat of records in Bexar County, Texas, and a point of deflection to the right;

Thence: South 43° 58' 06" East, a distance of 604.43 feet, along a fence and the common line between said Lot 1, Block 27 and said 4.991-acre tract, for the most northerly line of this tract, to a set 1/2" iron rod and a point of deflection to the right. Said Iron rod being North 43° 58' 06" West, and 250.00 feet from an Iron Rod (found) in the Northern Right-of-Way of S Zarzamora Street;

Thence: departing said common line and the most northerly line of this tract, the following calls;

South 46° 00' 22" West, parallel to S Zarzamora Street, a distance of 1,618.75 feet to a set 1/2" iron rod and a point of deflection to the right;

North 01° 47' 36" West, a distance of 766.04 feet to a set 1/2" iron rod and a point of deflection to the left;

North 46° 18' 55" West, a distance of 97.04 feet to a set 1/2" iron rod and a point of deflection to the left;

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South 88° 12' 24" West, a distance of 60.60 feet to a set ½" iron rod and a point of deflection to the left;

South 43° 22' 55" West, a distance of 101.91 feet to a set ½" iron rod and a point of deflection to the left;

South 21° 40' 42" West, a distance of 125.16 feet to a set ½" iron road and a point of deflection to the right;

South 84° 22' 37" West, a distance of 799.21 feet to a set ½" iron road and a point of deflection to the right;

North 13° 34' 04" West, a distance of 204.49 feet to a set ½" iron rod and a point of deflection to the right;

North 11° 12' 22" West, a distance of 341.21 feet to a set 1/2" iron rod and a point of deflection to the right;

North 10° 40' 13" West, a distance of 273.95 feet to the **"Point of Beginning"** for this tract containing 45.00 acres of land more or less.



 5/21/20
Raul H. Garcia, R.P.L.S. No. 3255