

**DESCRIPTION FOR
A 172.85 ACRE TRACT**

A **172.85 acre** tract of land situated in the Francisco Recardo Hernandez Survey No. 6, Abstract 6, and the Lucas Munos Survey No. 86, Abstract 488, New City Block 15248, in the City of San Antonio, Bexar County, Texas, and being all of that called 64.253 acre tract of land (Tract 1) and all of that called 6.757 acre tract of land (Tract 2), both as conveyed to Charles Edward Neumann and recorded in Volume 16903, Page 719 in the Official Public Records of Bexar County, Texas (O.P.R.), all of that called 20.000 acre tract of land as conveyed to John Clinton Neumann and recorded in Volume 16903, Page 727 in the O.P.R., all of that called 5.305 acre tract of land as conveyed to Charles Edward Neumann and recorded in Volume 7613, Page 199 in the Deed Records of Bexar County, Texas (D.R.), all of that called 3.996 acre tract of land as conveyed to Mark Allen Neumann and recorded in Volume 7475, Page 930 in the D.R., all of that called 6.19 acre tract of land as conveyed to Mark A. Neumann and wife Deborah A. Neumann and recorded in Volume 17913, Page 94 in the O.P.R., all of the remainder of that called 10.00 acre tract of land as conveyed to Carolyn Neumann Dejavanne and recorded in Volume 16903, Page 731 in the O.P.R., and all of that called 63.833 acre tract of land as conveyed to Emil Miller and wife Jewel E. Miller and recorded in Volume 7137, Page 739 in the D.R., said 172.85 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a TXDOT Type I monument found in the northwesterly right-of-way of Old Pearsall Road, also known as F.M. 2536 (a 100' R.O.W.) for the most easterly corner of Lot 1, Block 71, N.C.B. 15248, SAWS OLD PEARSALL RD PUMP STATION A, a plat of record in Volume 9674, Page 72 in the Deed and Plat Records of Bexar County, Texas (D.P.R.) and being that same called 12.004 acre tract of land as conveyed to the City of San Antonio and recorded in Volume 14779, Page 1082 in the O.P.R.;

THENCE: S 49°28'21" W, along and with the northwesterly right-of-way of Old Pearsall Road and the southeasterly line of said Lot 1, Block 71, a distance of 629.34 feet to a ½" iron rod found for the southwesterly corner of a 13' right-of-way dedication for Fischer Road to the City of San Antonio as shown on said plat of SAWS OLD PEARSALL RD PUMP STATION A, and for a southeasterly corner of said 64.253 acre tract, and in the northeasterly line of a called 3.745 acre 60.0' road easement as described in Volume 7613, Page 199 in the D.R. for the most southeasterly corner and **POINT OF BEGINNING** of the tract described herein;

THENCE: S 49°28'21" W, continuing along and with the northwesterly right-of-way of Old Pearsall Road and the southeasterly line of said 64.253 acre tract, a distance of **60.24 feet** to a ½" iron rod found for the most easterly corner of that called 1.75 acre tract of land as conveyed to Iglesia Cristiana Trinfante and recorded in Volume 16342, Page 975 in the O.P.R. and for an exterior corner of said 64.253 acre tract, and in the southwesterly line of said 60.0' road easement;

THENCE: N 35°07'42" W, along and with the southwesterly line of said 60.0' road easement and said 64.253 acre tract, and the northeasterly line of said 1.75 acre tract, a distance of **297.53 feet** to a ½" iron rod with plastic cap stamped CHARLES ROTH found for the most northerly corner of said 1.75 acre tract and for the most southeasterly corner of said 6.19 acre tract;

THENCE: S 50°02'06" W, along and with the northwesterly line of said 1.75 acre tract and the southeasterly line of said 6.19 acre tract, a distance of **255.31 feet** to a ½" iron rod found for the most westerly corner of said 1.75 acre tract, the most southerly corner of said 6.19 acre tract, and in the northeasterly line of said 63.833 acre tract;

THENCE: S 35°08'34" E, along and with the southwesterly line of said 1.75 acre tract and the northeasterly line of said 63.833 acre tract, a distance of **300.04 feet** to a ½" iron rod with plastic cap stamped DAM #5348 PROP COR found in the northwesterly right-of-way of Old Pearsall Road for the most southerly corner of said 1.75 acre tract and for the most easterly corner of said 63.833 acre tract;

THENCE: S 49°28'21" W, along and with the northwesterly right-of-way of Old Pearsall Road and the southeasterly line of said 63.833 acre tract, a distance of **227.17 feet** to a ½" iron rod with plastic cap stamped DAM #5348 PROP COR found for the most easterly corner of that called N.C.B. 15248, Lot P-3 as conveyed to Ramiro Flores and Anamaria Leon Flores and recorded in Document Number 20190055462 in the O.P.R.;

THENCE: along and with the common lines of said 63.833 acre tract and said Lot P-3, the following three (3) courses:

1. **N 41°39'58" W**, a distance of **194.65 feet** to a cedar post found for the most northerly corner of said Lot P-3;
2. **S 49°11'50" W**, a distance of **1028.49 feet** to a ½" iron rod with plastic cap stamped DAM #5348 PROP COR found for the most westerly corner of said Lot P-3;
3. **S 40°49'42" E**, a distance of **189.67 feet** to a ½" iron rod with plastic cap stamped DAM #5348 PROP COR found in the northwesterly right-of-way of Old Pearsall Road for the most southerly corner of said Lot P-3;

THENCE: S 49°28'21" W, along and with the northwesterly right-of-way of Old Pearsall Road and the southeasterly line of said 63.833 acre tract, a distance of **1349.48 feet** to a cedar post found for the most southerly corner of said 63.833 acre tract and for the most easterly corner of that called 11.00 acre tract of land as conveyed to Nora Lisa Espinosa and recorded in Volume 17810, Page 498 in the O.P.R. for the most southerly corner of the tract described herein, and from which point a TXDOT Type II brass disk in concrete found for a cutback corner at the intersection with the easterly right-of-way of Covell Road bears S 49°28'21" W, a distance of 2493.72 feet;

THENCE: N 33°06'45" W, along and with the southwesterly line of said 63.833 acre tract and the northeasterly line of said 11.00 acre tract, passing at a distance of 663.49 feet a cedar post found for the most northerly corner of said 11.00 acre tract and for the southeast corner of that called 47.67 acre tract of land as conveyed to Steven E. Griffin and recorded in Document Number 20190096937 in the O.P.R., and continuing along a northeasterly line of said 47.67 acre tract for a total distance of **1103.39 feet** to a found cedar post;

THENCE: N 00°18'53" E, continuing along the easterly line of said 47.67 acre tract and the westerly line of said 63.833 acre tract, a distance of **320.16 feet** to a found cedar post;

THENCE: N 60°32'14" E, continuing along a southeasterly line of said 47.67 acre tract and the northwesterly line of said 63.833 acre tract, a distance of **228.17 feet** to a cedar post found for an exterior corner of said 47.67 acre tract and for the most southwesterly corner of said 64.253 acre tract;

THENCE: along and with the common lines of said 64.253 acre tract and said 47.67 acre tract, the following three (3) courses:

1. **N 11°06'33" W**, a distance of **925.42 feet** to a found cedar post;
2. **S 68°06'14" W**, a distance of **236.84 feet** to a found cedar post;
3. **N 05°26'16" W**, a distance of **1236.86 feet** to a cedar post found for the northwest corner of said 64.253 acre tract, the northeast corner of said 47.67 acer tract, and in the southerly line of that called 82.038 acre tract of land as conveyed to Luis E. Plascencia, Julio C. Alvidrez, and Alfredo Plascencia and recorded in Document Number 20180155581 in the O.P.R., for the northwest corner of the tract described herein, and from which point a concrete monument found for the northwest corner of said 47.67 acre tract bears S 89°43'27" W, a distance of 474.49 feet;

THENCE: along and with the common lines of said 64.253 acre tract and said 82.038 acre tract, the following three (3) courses:

1. **N 89°32'45" E**, a distance of **326.72 feet** to a found bent ½" iron rod;
2. **N 89°50'42" E**, a distance of **857.73 feet** to a ½" iron rod found for the northwest corner of said 3.996 acre tract, and from which point a ½" iron rod found for the southwest corner of said 3.996 acre tract bears S 00°14'57" W, a distance of 476.22 feet;

THENCE: N 90°00'00" E, along and with the southerly line of said 82.038 acre tract and the northerly line of said 3.996 acre tract, a distance of **211.32 feet** to an axle hub found for the southeasterly corner of said 82.038 acre tract and for the southwest corner of said 6.757 acre tract, and from which point a ½" iron rod found for the northeast corner of said 3.996 acre tract bears N 89°50'35" E, a distance of 151.36 feet;

THENCE: N 00°40'50" E, along and with an easterly line of said 82.038 acre tract and the westerly line of said 6.757 acre tract, a distance of **852.78 feet** to a ½" iron rod found for the northwest corner of said 6.757 acre tract;

THENCE: N 89°31'16" E, along and with the southerly line of said 82.038 acre tract and the northerly line of said 6.757 acre tract, a distance of **534.89 feet** to a ½" iron rod with plastic cap stamped FFW found for the northwest corner of that called 12.179 acre variable width drainage and greenbelt R.O.W. as shown on COLEMAN RIDGE SUB UNIT 1, a plat of record in Volume 9645, Pages 140-143 in the D.P.R. for the northeast corner of said 6.757 acre tract and the tract described herein;

THENCE: S 40°32'45" E, along and with the southwesterly line of said COLEMAN RIDGE SUB UNIT 1 and the northeasterly line of said 6.757 acre tract, passing at a distance of 382.05 feet a ½" iron rod found for the most easterly corner of said 6.757 acre tract and for the northeasterly corner of said 20.000 acre tract and continuing along and with the northeasterly line of said 20.000 acre tract and the southwesterly line of said COLEMAN RIDGE SUB UNIT 1, also COLEMAN RIDGE SUB UNIT 2, a plat of record in Volume 9645, Pages 201-202 in the D.P.R. for a total distance of **1690.78 feet** to a ½" iron rod found for the most northerly corner of said Lot 1, Block 71 and for the most easterly corner of said 20.000 acre tract and the tract described herein;

THENCE: S 49°26'47" W, along and with the southeasterly line of said 20.000 acre tract and the northwesterly corner of said Lot 1, Block 71, a distance of **545.85 feet** to a ½" iron rod found for the most southerly corner of said 20.000 acre tract, the most westerly corner of said Lot 1, Block 71, and in the northeasterly line of said 64.253 acre tract and said 60.0' road easement;

THENCE: S 35°11'01" E, along and with the northeasterly line of said 64.253 acre tract and said 60.0' road easement and the southwesterly line of said 13' right-of-way dedication for Fischer Road, a distance of **893.41 feet** to the **POINT OF BEGINNING** and containing **172.85 acres of land**, more or less, in City of San Antonio, Bexar County, Texas, and being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

Job No.: 20-024
Prepared by: KFW Surveying
Date: March 6, 2020
Revised Date: July 21, 2020
File

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