

MARTINEZ
Surveying & Mapping Co.
8546 Broadway Suite 225
San Antonio, Texas 78217
(210) 829-4244

STATE OF TEXAS
COUNTY OF ATASCOSA

4.90 ACRE TRACT

All that certain tract or parcel of land containing 4.90 acres in Atascosa County, Texas, out of the Geo. M. Mangum Survey No. 106, Abstract 1040, being shown as a "future park" tract on the Flagstone Ranches Subdivision, Unit One, as shown on Sheet 209-B, New Plat Cabinet Records of Atascosa County, Texas, and being a portion of that certain tract called 228.34 acres described in Volume 156, Page 619, Official Public Records of Atascosa County, Texas.

Said 4.90 acre tract, being more particularly described as follows:

BEGINNING: at a 1/2" iron pin found on the Northwest line of Price Road, at the East corner of Tract No. 6, shown on plat in Volume 209-B, New Plat Cabinet Records of Atascosa County, Texas, for the South corner of this herein described tract;

THENCE: along with the Northeast lines of Tract No. 6, the following courses and distances:
North 67 deg. 54 min. 28 sec. West, 301.17 feet to a 1/2" iron pin set with cap;
North 37 deg. 10 min. 17 sec. West, 363.32 feet to a 1/2" iron pin found at the South corner of Tract 42, shown on plat in Volume 211-B, New Plat Cabinet Records of Atascosa County, Texas, for the West corner of this herein described tract;

THENCE: along with the Southeast lines of Tract 42, the following courses and distances:
North 29 deg. 21 min. 58 sec. East, 136.25 feet to a 1/2" iron pin found;
North 21 deg. 48 min. 12 sec. East, 172.86 feet to a 1/2" iron pin found on the Southwest line of Flagstone Drive at the East corner of said Tract 42, for the North corner of this herein described tract;

THENCE: along with the Southwest lines of Flagstone Drive, the following courses and distances:
South 61 deg. 27 min. 31 sec. East, 664.24 feet to a 1/2" iron pin found;
Along with a curve to the right having a radius of 20.00 feet, a delta angle of 89 deg. 10 min. 31 sec., an arc length of 31.13 feet, and a chord bearing and distances of South 16 deg. 02 min. 47 sec. East, 28.08 feet to a 1/2" iron pin found on the Northwest line of said Price Road, for a corner of this herein described tract;

THENCE: South 29 deg. 22 min. 09 sec. West, 281.26 feet to the POINT OF BEGINNING.

Bearing Basis - South 61 deg. 27 min. 31 sec. East - from the Southwest line of Flagstone Drive, of record in Sheet 209-B, New Plat Cabinet Records of Atascosa County, Texas



Reynaldo Martinez Jr.

REYNALDO MARTINEZ JR.
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5482
W. O. # 11-6-15
JUNE 21, 2011
(SEE ATTACHED SURVEY PLAT)

EXHIBIT - A -

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