



LEGAL DESCRIPTION: Being 21.35 acres of land out of the Jose De La Garza Grant, Abstract No. 4, County Block No. 4008, Bexar County, Texas and also being a portion of the residual of that certain 24.00 acre tract described in Volume 6749, Page 25 of the Deed Records of Bexar County, Texas; Said 21.35 acre tract being more particularly described as follows and as surveyed under the supervision of Intrepid Surveying & Engineering Corporation in January, 2019:

BEGINNING at a TxDot monument found in the northeast line of Schultz Road for the south corner of that certain 1.340 acre tract described in Volume 6765, Page 849 of said Deed Records, a southwest corner of the residual of said 24.00 acre tract and a southwest corner hereof;

THENCE along the common lines of said 1.340 acre tract and the residual of said 24.00 acre tract, the following 4 courses:

1. North $36^{\circ}16'44''$ West a distance of 114.66 feet to a TxDot monument for a west corner hereof;
2. North $01^{\circ}07'01''$ West a distance of 141.30 feet to a calculated point for a northwest corner hereof;
3. North $05^{\circ}33'10''$ East a distance of 383.48 feet to a TxDot monument for a northwest corner hereof;
4. North $14^{\circ}54'44''$ East a distance of 328.93 feet to a calculated point in the southeast line of Texas State Highway Loop 1604 for a northwest corner hereof;

THENCE North $19^{\circ}01'05''$ East a distance of 437.70 feet along the common line of Texas State Highway Loop 1604 and the residual of said 24.00 acre tract to a wood fence corner post found for the west corner of that certain 146.20 acre tract described in Volume 12712, Page 458 of the Official Public Records of Bexar County, Texas, the north corner of the residual of said 24.00 acre tract and the north corner hereof;

THENCE along the common lines of the residual of said 24.00 acre tract, the following 2 courses:

1. South $70^{\circ}40'16''$ East a distance of 759.87 feet along the southwest line of said 146.20 acre tract to a 1/2 inch iron rod found for the north corner of that certain 24.06 acre tract described in Volume 5592, Page 1405 of said Official Public Records and the east corner hereof;
2. South $17^{\circ}47'22''$ West a distance of 1004.67 feet along the northwest line of said 24.06 acre tract to a 1/2 inch iron rod set for the east corner of that certain 1.00 acre tract surveyed this same day by: Intrepid Surveying and Engineering Corporation and a southeast corner hereof;

THENCE over and across the residual of said 24.00 acre tract and along the common lines of said 1.00 acre tract, the following 2 courses:

1. North $70^{\circ}18'43''$ West a distance of 130.67 feet to a 1/2 inch iron rod set for an interior corner hereof;
2. South $17^{\circ}40'30''$ West a distance of 334.43 feet to a 1/2 inch iron rod set in the northeast line of Schultz Road and the southwest line of the residual of said 24.00 acre tract for the south corner hereof;

THENCE North 70°18'43" West a distance of 402.86 feet along the northeast line of Schultz Road and the southwest line of the residual of said 24.00 acre tract to the **POINT OF BEGINNING** containing 21.35 acres more or less, and as shown on certified plat herewith.

Note: Bearings, distances and acreage shown hereon are NAD 83, South Central Zone and are derived from GPS techniques. Iron Rods set are a 1/2 inch rod with plastic caps marked "INTREPID".

Surveyed by;


Sherman L. Posey, R.P.L.S.
Job# 19-0035.

January 31, 2019