



## METES AND BOUNDS DESCRIPTION OF A 41.971 ACRE TRACT OF LAND

A Metes and Bounds description of a 41.971 acre tract of land situated in the Jose Maria Flores Perez Survey, Abstract 583, County Block 5149, Bexar County, Texas; being all of that certain tract called 41.983 acres in instrument to Gilbert E. Keller, et ux recorded in Volume 6734, Page 990 of the Bexar County Official Public Records (BCOPR); being a portion of that certain tract called 191.7804 acres in instrument to William Reilly, Jr. recorded in Volume 6381, Page 388 of the Bexar County Deed Records (BCDR); and being more particularly described as follows:

**Note:** *The bearings, distances, areas and coordinates shown herein are Texas Coordinate System grid, South Central Zone (NAD'83), as determined by Global Positioning System (GPS). All distances units cited herein are U.S. Survey Feet and are horizontal "on the grid" distances. For converting grid distances to surface, use the grid to surface scale factor of 1.00017.*

BEGINNING at a 1/2-inch iron rod found in the northeasterly right-of-way line of Hildebrandt Road (70 feet wide as fenced) marking the southern-most corner of that certain tract called 20.000 acres in instrument to Mark E. Wengler recorded in Volume 8400, Page 1223, BCOPR and marking the western-most corner of the herein described tract; said beginning point having Texas Grid Coordinates: North 13,667,800.24 feet, East 2,170,134.73 feet;

THENCE, along the southeasterly boundary of said called 20.000 acre tract, generally with an existing barbed wire fence, the following two(2) courses and distances:

1. North 62°30'40" East, 1834.75 feet to a 1/2-inch iron rod found marking an angle point;
2. North 54°27'06" East, 212.25 feet to a 1/2-inch iron rod (with cap stamped "QUIDDITY") set replacing a disturbed 1/2-inch iron rod found for corner;

THENCE, North 86°46'39" East, 449.28 feet along the southerly boundary of a called 0.695 acre triangular remainder parcel of the aforesaid 191.7804 acre parent tract (as referenced in said instrument recorded in Volume 8400, Page 1223, BCOPR), generally with an existing barbed wire fence, to a 1/2-inch iron rod found for corner in the westerly boundary of the "City Of San Antonio Calaveras Creek Tract", being Bexar County Appraisal District parcel 336866 (deed not found);

THENCE, along the westerly boundary of said "City Of San Antonio Calaveras Creek Tract", generally with an existing barbed wire fence, the following two(2) courses and distances:

1. South 02°33'16" West, 87.73 feet to a 5/8-inch iron rod found at an angle point;
2. South 41°20'33" East, 360.49 feet to a 1/2-inch iron rod (with cap stamped "QUIDDITY") set replacing a disturbed 1/2-inch iron rod found at the northern-most corner of that certain tract called 43.55 acres in instrument to Robert A. Psencik, et ux recorded in Volume 6935, Page 1998, BCOPR; said corner having Texas Grid Coordinates: North 13,668,437.49 feet, East 2,172,617.81 feet;



# QUIDDITY

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THENCE, along the northwesterly boundary of said called 43.55 acre tract, generally with an existing barbed wire fence, the following three(3) courses and distances:

1. South 53°21'18" West, 1395.00 feet to a 1/2-inch iron rod found for corner;
2. South 29°46'41" East, 283.96 feet to a 1/2-inch iron rod found for corner;
3. South 59°56'48" West, 564.75 feet to a 1/2-inch iron rod found for corner in the aforementioned northeasterly right-of-way line of Hildebrandt Road;

THENCE, North 54°30'05" West, 1247.96 feet along said northeasterly right-of-way line of Hildebrandt Road to the POINT OF BEGINNING, containing 41.971 acre of land in Bexar County, Texas as shown on drawing no.17886 filed under Job No. 17890-0001-00 in the office of Quiddity Engineering, San Antonio, Texas.



QUIDDITY ENGINEERING

Michael A. Romans  
Registered Professional Land Surveyor #4657

Signature Date: September 15, 2022