

## FIELD NOTES

July 11, 2023

BEING 16.996 acres of land, more or less, out of the Anthony Deffenbaugh Survey No. 137, Abstract 207, County Block 5120, Bexar County, Texas and also being out of an 18.00 acre tract described in Volume 12930, Page 2029 of the Real Property Records of Bexar County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found in the existing east R.O.W. line of Stuart Road for the most northwesterly corner of this tract and the most northwesterly corner of the above referenced 18.00 acre tract, said point also being the most southwesterly corner of a 21.70 acre tract described in Volume 12386, Page 2260 of the Real Property Records of Bexar County, Texas;

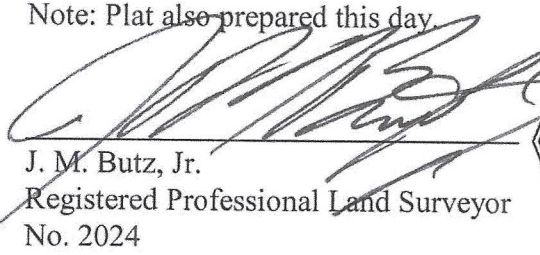
THENCE, S 76° 19' 42" E, 1000.15 feet (*S 76° 14' 00" E, 1000.08 feet-12930/2029*) generally along an existing wire fence and the common line with said 21.70 acre tract to an iron rod found in the common line with a 50.0 acre tract described in Volume 6400, Page 32 of the Real Property Records of Bexar County, Texas for the most northeasterly corner of this tract and the most northeasterly corner of said 18.00 acre tract;

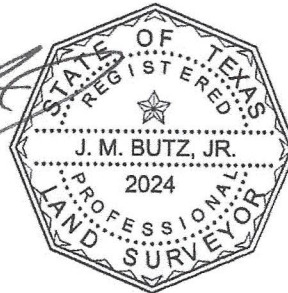
THENCE, S 13° 40' 45" W, (*S 13° 34' 07" W-12930/2029*) 740.22 feet generally along an existing wire fence and the common line with said 50.0 acre tract to an iron rod found in same for the most southeasterly corner of this tract and the most northeasterly corner of a 14.000 acre tract described in Doc. #20200299719 of the Real Property Records of Bexar County, Texas;

THENCE, N 76° 16' 17" W, 1001.48 feet crossing said 18.00 acre tract along the common line with said 14.000 acre tract to an iron rod found in the existing east R.O.W. line of Stuart Road for the most southwesterly corner of this tract and the most northwesterly corner of said 14.000 acre tract;

THENCE, N 13° 46' 54" E, (*N 13° 39' 40" E-12930/2029*) 739.23 feet along said east R.O.W. line of Stuart Road to the POINT OF BEGINNING and containing 16.996 acres of land, more or less.

Note: Plat also prepared this day.

  
J. M. Butz, Jr.  
Registered Professional Land Surveyor  
No. 2024



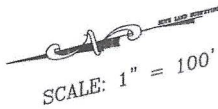
FN06-226.C

As scaled from the following referenced map, this property is located in Zone "X" according to the N.F.I.P. Map No. 480035 0445 G, Effective Date September 29, 2010.

\*NOTE: Bearing based on Dead recorded in Volume 12883, Page 2260 of the Real Property Records of Bexar County, Texas.

NOTE: This survey is being provided solely for the use of the current parties and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with this transaction.

Subject to all restrictive covenants and/or easements.



50.0 ACRE TRACT  
(8300/1819)

S13°40'45"W  
740.22'

(S13°34'07"W-12930/2029)

FIND.  
I.R.

WIRE FENCE

FIND.  
I.R.

*Anthony Deffenbaugh Survey No. 137,  
Abstract 207, County Block 5120*

S76°19'42"E  
1000.15'

21.70 ACRE TRACT  
(12386/2260)

(S76°14'00"E-1000.08'-12930/2029)

16.996  
ACRES

N76°16'17"W  
1001.48'

14.000 ACRE TRACT  
(000120200289719)

(N13°39'40"E-12930/2029)

WIRE FENCE N13°46'54"E  
739.23'

P.O.B.

BOUNDARY SURVEY

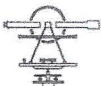
STUART ROAD

BEING 16.996 acres of land, more or less out of the Anthony Deffenbaugh Survey No. 137, Abstract 207, County Block 5120, Bexar County, Texas and also being out of an 18.00 acre tract described in Volume 12930, Page 2029 of the Real Property Records of Bexar County, Texas.

I, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that, to the best of my knowledge, information and belief, the above plat is a true representation of an actual survey made on the ground under my supervision, to the local standard of care, and that I have located apparent easements, right-of-ways, and encroachments as of the 14th day of March 2019.

This the 11th day of July, 2023.  
Field Notes also prepared this day.

J. M. Butz, Jr., R.P.L.S. No. 2024  
JOB NO. 06-226.C



**BUTZ  
LAND  
SURVEYING**  
FIRM NO: 10193862

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ST HEDWIG, TX. 78152-0718

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DRAWN BY: R.C.C.