

**FIELD NOTES**

Tract "A"

February 10, 2025

BEING 10.473 acres of land, more or less, out of the Eligio Gortari Survey No. 2, Abstract 5, County Block 5193, City of St. Hedwig, Bexar County, Texas and also being out of a 42.75 acre tract described in Volume 6754, Page 1124 of the Real Property Records of Bexar County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found at the intersection of the existing southeast R.O.W. line of Abbott Road and the cut-off line from the existing east R.O.W. line of F. M. Highway 1518 for the most northwesterly corner of this tract and the most northwesterly corner of the above referenced 42.75 acre tract;

THENCE, N 59°57'41" E, (*Ref. Brg. N 59°57'41" E-6754/1124*) 309.22 feet along said southeast R.O.W. line to an iron rod set in same for the most northeasterly corner of this tract;

THENCE, S 11°00'30" E, 1193.00 feet crossing said 42.75 acre tract, along the common line with a 10.473 acre tract described as Tract "B", surveyed this day, to an iron rod set in the common line with a 52.040 acre tract described in Volume 13593, Page 1658 of the Real Property Records of Bexar County, Texas for the most southeasterly corner of this tract;

THENCE, S 59°43'33" W, (*S 59°38'50" W-6754/1124*) 470.97 feet generally along an existing fence and the common line with said 52.040 acre tract to a metal fence corner post found in the existing east R.O.W. line of F. M. Highway 1518 for the most southwesterly corner of this tract and the most southwesterly corner of said 42.75 acre tract;

THENCE, N 05°16'39" W, 1213.22 feet (*N 05°21'00" W, 1215.88 feet-6754/1124*) along said east R.O.W. line to a concrete marker found in same for the south end of the cut-off line to the existing southeast R.O.W. line of Abbott Road;

THENCE, N 26°35'26" E, 51.01 feet (*N 27°01'08" E, 51.07 feet-6754/1124*) along said cut-off line to the POINT OF BEGINNING and containing 10.473 acres of land, more or less.

Note: Plat also prepared this day.

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



FN24-135.A

**FIELD NOTES**

Tract "B"

February 10, 2025

BEING 10.473 acres of land, more or less, out of the Eligio Gortari Survey No. 2, Abstract 5, County Block 5193, City of St. Hedwig, Bexar County, Texas and also being out of a 42.75 acre tract described in Volume 6754, Page 1124 of the Real Property Records of Bexar County, Texas and being more particularly described as follows:

BEGINNING at an iron rod set in the existing southeast R.O.W. line of Abbott Road for the most northwesterly corner of this tract, said point being N 59° 57' 41" E, 309.22 feet from an iron rod found at the intersection with the cut-off line from the existing east R.O.W. line of F. M. Highway 1518 for the most northwesterly corner of the above referenced 42.75 acre tract;

THENCE, N 59° 57' 41" E, (*Ref. Brg. N 59° 57' 41" E-6754/1124*) 300.43 feet along said southeast R.O.W. line to an iron rod set in same for the most northeasterly corner of this tract;

THENCE, S 20° 58' 33" E, 1139.83 feet crossing said 42.75 acre tract, along the common line with a 10.474 acre tract described as Tract "C", surveyed this day, to an iron rod set in the common line with a 52.040 acre tract described in Volume 13593, Page 1658 of the Real Property Records of Bexar County, Texas for the most southeasterly corner of this tract;

THENCE, S 59° 43' 33" W, (*S 59° 38' 50" W-6754/1124*) 509.87 feet generally along an existing fence and the common line with said 52.040 acre tract to an iron rod set in same for the most southwesterly corner of this tract;

THENCE, N 11° 00' 30" E, 1193.00 feet along the common line with a 10.473 acre tract described as Tract "A", surveyed this day, to the POINT OF BEGINNING and containing 10.473 acres of land, more or less.

Note: Plat also prepared this day.

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



FN24-135.B

**FIELD NOTES**

Tract "C"

February 10, 2025

BEING 10.474 acres of land, more or less, out of the Eligio Gortari Survey No. 2, Abstract 5, County Block 5193, City of St. Hedwig, Bexar County, Texas and also being out of a 42.75 acre tract described in Volume 6754, Page 1124 of the Real Property Records of Bexar County, Texas and being more particularly described as follows:

BEGINNING at an iron rod set in the existing southeast R.O.W. line of Abbott Road for the most northwesterly corner of this tract, said point being N 59° 57' 41" E, 609.65 feet from an iron rod found at the intersection with the cut-off line from the existing east R.O.W. line of F. M. Highway 1518 for the most northwesterly corner of the above referenced 42.75 acre tract;

THENCE, N 59° 57' 41" E, (*Ref. Brg. N 59° 57' 41" E-6754/1124*) 341.04 feet along said southeast R.O.W. line to an iron rod set in same for the most northeasterly corner of this tract;

THENCE, S 27° 29' 04" E, 1124.88 feet crossing said 42.75 acre tract, along the common line with a 10.473 acre tract described as Tract "D", surveyed this day, to an iron rod set in the common line with a 52.040 acre tract described in Volume 13593, Page 1658 of the Real Property Records of Bexar County, Texas for the most southeasterly corner of this tract;

THENCE, S 59° 43' 33" W, (*S 59° 38' 50" W-6754/1124*) 470.47 feet generally along an existing fence and the common line with said 52.040 acre tract to an iron rod set in same for the most southwesterly corner of this tract;

THENCE, N 20° 58' 33" W, 1139.83 feet along the common line with a 10.473 acre tract described as Tract "B", surveyed this day, to the POINT OF BEGINNING and containing 10.474 acres of land, more or less.

Note: Plat also prepared this day.

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



FN24-135.C

**FIELD NOTES**

Tract "D"

February 10, 2025

BEING 10.473 acres of land, more or less, out of the Eligio Gortari Survey No. 2, Abstract 5, County Block 5193, City of St. Hedwig, Bexar County, Texas and also being out of a 42.75 acre tract described in Volume 6754, Page 1124 of the Real Property Records of Bexar County, Texas and being more particularly described as follows:

BEGINNING at an iron rod set in the existing southeast R.O.W. line of Abbott Road for the most northwesterly corner of this tract, said point being N 59° 57' 41" E, 950.69 feet from an iron rod found at the intersection with the cut-off line from the existing east R.O.W. line of F. M. Highway 1518 for the most northwesterly corner of the above referenced 42.75 acre tract;

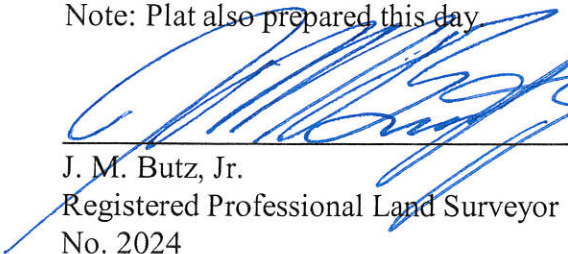
THENCE, N 59° 57' 41" E, (*Ref. Brg. N 59° 57' 41" E-6754/1124*) 364.55 feet along said southeast R.O.W. line to an iron rod set in same for the most northeasterly corner of this tract, said point being S 59° 57' 41" W, 35.54 feet from an iron rod found for the most northeasterly corner of said 42.75 acre tract;

THENCE, S 36° 20' 20" E, 314.62 feet to an iron rod set for an angle point and S 27° 29' 04" E, 810.16 feet crossing said 42.75 acre tract to an iron rod set in the common line with a 52.040 acre tract described in Volume 13593, Page 1658 of the Real Property Records of Bexar County, Texas for the most southeasterly corner of this tract;

THENCE, S 59° 43' 33" W, (*S 59° 38' 50" W-6754/1124*) 413.11 feet generally along an existing fence and the common line with said 52.040 acre tract to an iron rod set in same for the most southwesterly corner of this tract;

THENCE, N 27° 29' 04" W, 1124.88 feet along the common line with a 10.474 acre tract described as Tract "C", surveyed this day, to the POINT OF BEGINNING and containing 10.473 acres of land, more or less.

Note: Plat also prepared this day

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



FN24-135.D