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METES AND BOUNDS

Being 10.050 acres of land, more or less, situated in the Francisco Cardenas Survey Number 25, Abstract 127, County Block 5110, Bexar County, Texas, composed of a 5.000 acre tract of land conveyed to John Gary Blocker, et ux described by Deed of Release recorded in Volume 15386, Page 1146, Official Public Records, Bexar County, Texas, and portion out of a called 18.85 acre tract of land conveyed to John Gary Blocker, et ux by Correction Special Warranty Deed recorded in Volume 9098, Page 1111, Official Public Records, Bexar County, Texas, said 10.050 acres being more particularly described by metes and bounds as follows:

BEGINNING at 1/2 inch iron rod found for the North corner of this 10.050 acres, same being the upper northeast corner of said 5.000 acres and on the southwest Right-of-Way line of FM 1346, same also being the **POINT OF BEGINNING**;

THENCE along the southwest Right-of-Way line of said FM 1346, South 60 degrees 34 minutes 22 seconds East (called South 70 degrees 44 minutes 52 seconds East), a distance of 100.04 feet (called 100.00 feet) to a 1/2 inch iron rod found for an angle corner of this 10.050 acres, same being an angle corner of said Blocker remainder of 18.85 acres;

THENCE along the lines common to this 10.050 acres and said Blocker remainder, the following courses and distances:

South 89 degrees 26 minutes 29 seconds West (called South 79 degrees 15 minutes 08 seconds West), a distance of 70.77 feet (called 70.80 feet) to a 1/2 inch iron rod found for an angle corner;

South 31 degrees 37 minutes 37 seconds West (called South 21 degrees 25 minutes 22 seconds West), a distance of 316.64 feet (called 316.14 feet) to a 1/2 inch iron rod set for an interior corner of this 10.050 acres;

THENCE departing the westerly line of and severing said Blocker remainder, South 60 degrees 13 minutes 30 seconds East, a distance of 464.98 feet to a 1/2 inch iron rod set for the East corner of this 10.050 acres, same being on the northwest line of the Pedro Rodriguez 5.000 acres (Volume 13180, Page 2000);

THENCE along the lines common to this 10.050 acres and said Rodriguez 5.000 acres, the following courses and distances:

South 33 degrees 38 minutes 28 seconds West (called South 23 degrees 26 minutes 38 seconds West), a distance of 766.64 feet to a 1/2 inch iron rod found for an interior corner;

South 59 degrees 31 minutes 06 seconds East (called South 69 degrees 40 minutes 49 seconds East), a distance of 236.09 feet (called 235.71 feet) to a 1/2 inch iron rod found for an angle corner of this 10.050 acres, same being on the East line of said Rodriguez 5.000 acres and the West line of the Lana Blocker Harrison, et al 16.765 acres (Volume 11913, Page 707);

THENCE along the line common to this 10.050 acres and said Harrison 16.765 acres, South 29 degrees 48 minutes 25 seconds West (called South 19 degrees 17 minutes 21 seconds West), a distance of 67.70 feet to a 1/2 inch iron rod found for the South corner of this 10.050 acres, same being an angle corner of the Glen A. Dickson, et ux 9.97 acres (Volume 5197, Page 1687);

THENCE along the lines common to this 10.050 acres and said Dickson 9.97 acres, the following courses and distances:

North 59 degrees 26 minutes 42 seconds West (called North 69 degrees 40 minutes 49 seconds West), a distance of 420.15 feet to a 1/2 inch iron rod found for an angle corner;

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North 59 degrees 33 minutes 59 seconds West (called North 69 degrees 40 minutes 49 seconds West), a distance of 295.77 feet to a 1/2 inch iron rod found for the southwest corner of this 10.050 acres, same being an angle corner of the Glen A. Dickson, et ux tract (Volume 3353, Page 1224) and the southeast corner of said Lubianski tract;

THENCE along the line common to this 10.050 acres and said Lubianski tract, North 31 degrees 36 minutes 52 seconds East (called North 21 degrees 25 minutes 22 seconds East), a distance of 1178.60 feet (called 1178.82 feet) to the POINT OF BEGINNING, and containing 10.050 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof.



Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
August 15, 2017

