

STATE OF TEXAS §
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COUNTY OF BEXAR §

Metes & Bounds Property Description

Tract 1

A tract of land containing 39.1529 Acres, situated in the J.W. Peacock Survey, No. 135, Abstract 595, Bexar County, Texas being the remainder of a tract recorded in the name of Sidney T. Pruske in Volume 1536, Page 527 (Exhibit "B") of the Official Public Records of Real Property of Bexar County, Texas (O.P.R.R.P.B.C.T.), and being more particularly described by metes and bounds as follows: (Bearings based on said Volume 1536, Page 527 (Exhibit "B") of the O.P.R.R.P.B.C.T.)

COMMENCING at a point on the northerly line of Kirkner Road, being the southwest corner of a easement and right-of-way as recorded in Volume 1536, Page 548 of the O.P.R.R.P.B.C.T.;

THENCE, with the west line of said easement and right-of-way the following two (2) courses:

1. NORTH 13° 46' 45" EAST, a distance of 2,102.91 Feet to a point at a corner of this tract;

2. NORTH 13° 49' 03" EAST, partially with an easterly line of a tract recorded in the name of Justin Ciomperlik in Volume 4780, Page 916 of the O.P.R.R.P.B.C.T., a distance of 758.77 Feet to a 1/2 Inch iron rod found at the southwesterly corner and POINT OF BEGINNING of this tract;

THENCE, NORTH 14° 09' 33" EAST, continuing with said easterly line of the Ciomperlik Tract and the easterly line of a tract recorded in the name of Kelly Craig under Document No. 20160124475 of the O.P.R.R.P.B.C.T., a distance of 815.47 Feet (called 815.98 Feet) to a 1/2 Inch iron rod found at the northwest corner of this tract;

THENCE, SOUTH 86° 00' 12" EAST, (called South 85° 39' 54" East, 212.50 Feet and South 85° 57' 33" East), with a south line of said Ciomperlik Tract and the south line of a tract recorded in the name of Michael H. Ciomperlik and wife, Darlene M. Ciomperlik under Document No. 20100018156, and the remainder of a tract recorded in the name of Archie B. Walter and wife, Doris Maxine Walter in Volume 2462, Page 542 (Tract One) both of the O.P.R.R.P.B.C.T., a distance of 1,974.97 Feet to a 1/2 Inch iron rod found at the northeasterly corner of this tract;

THENCE, SOUTH 13° 14' 56" WEST, with the west line of a tract recorded in the name of Mariam A. Gaziza and Shama A. Gaziza in Volume 5900, Page 524 of O.P.R.R.P.B.C.T., a distance of 888.57 Feet to a 1/2 Inch iron rod found at the most easterly southeast corner of this tract;

THENCE, NORTH 76° 07' 23" WEST (called North 76° 24' 32" West), with a southerly line of this tract, a distance of 827.94 Feet to a 1/2 Inch iron rod found at an interior corner of this tract;

THENCE, SOUTH 13° 46' 01" WEST (called South 13° 49' 37" West), with a westerly line of this tract to, a distance of 267.02 Feet (called 268.03 Feet) a 1/2 Inch iron rod found at the most westerly southeast corner of this tract;

THENCE, NORTH 76° 03' 47" WEST (called North 75° 59' 43" West), with the north lines of a tract recorded in the name of Raney Ellis under Document No. 20050127051 and in the name of Mark Havens in Volume 7093, Page 629 both of the O.P.R.R.P.B.C.T., a distance of 1,132.01 Feet (called 1,131.84 Feet) to the POINT OF BEGINNING and containing 39.1529 Acres of land.

Tract 2
Easement and Right-of-Way

A tract of land containing 1.772 Acres, situated in the J.W. Peacock Survey, No. 135, Abstract 595, Bexar County, Texas being the same tract recorded in the name of Sidney T. Pruske in Volume 1536, Page 548 of the Official Public Records of Real Property of Bexar County, Texas (O.P.R.R.P.B.C.T.), and being more particularly described by metes and bounds as follows: (Bearings based on said Volume 1536, Page 548 of the O.P.R.R.P.B.C.T.)

BEGINNING at a point on the northerly line of Kirkner Road at the southwest corner of this tract;

THENCE, with the west line of said easement and right-of-way the following two (2) courses:

1. NORTH 13° 46' 45" EAST, a distance of 2,102.91 Feet to a point at a corner of this tract;
2. NORTH 13° 49' 03" EAST, partially with an easterly line of a tract recorded in the name of Justin Ciomperlik in Volume 4780, Page 916 of the O.P.R.R.P.B.C.T., a distance of 758.77 Feet to a 1/2 Inch iron rod found at the northwesterly corner of this tract;

THENCE, SOUTH 76° 03' 47" EAST (called South 75° 59' 43" East), with the southerly line of the remainder of a tract recorded in the name of Sidney T. Pruske in Volume 1536, Page 527 (Exhibit "B") of the O.P.R.R.P.B.C.T.), a distance of 25.00 Feet to a point at the most northerly northeasterly corner of this tract;

THENCE, across and through a tract recorded in the name of Randy Ellis under Document No. 20050127051 of the O.P.R.R.P.B.C.T. the following four (4) courses:

1. SOUTH 13° 49' 03" WEST, a distance of 758.68 Feet to a point at a interior corner of this tract
2. SOUTH 13 ° 46' 45" WEST, a distance of 1,877.49 Feet to a point at a corner of this tract;
3. SOUTH 76° 13' 15" EAST, a distance of 25.00 Feet to a point at the most southerly northeasterly corner of this tract;
4. SOUTH 13° 46' 45" WEST, a distance of 225.00 Feet to a point on the aforementioned northerly line of Kirkner Road, at the southeasterly corner of this tract;

THENCE, NORTH 76° 41' 50" WEST, with said northerly line of Kirkner Road, a distance of 50.00 to the POINT OF BEGINNING and containing 1.772 Acres of land.

(See attached drawing)



Terrance P. Mish
Registered Professional Land Surveyor
No. 4981
Job No. SA2017-02322
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