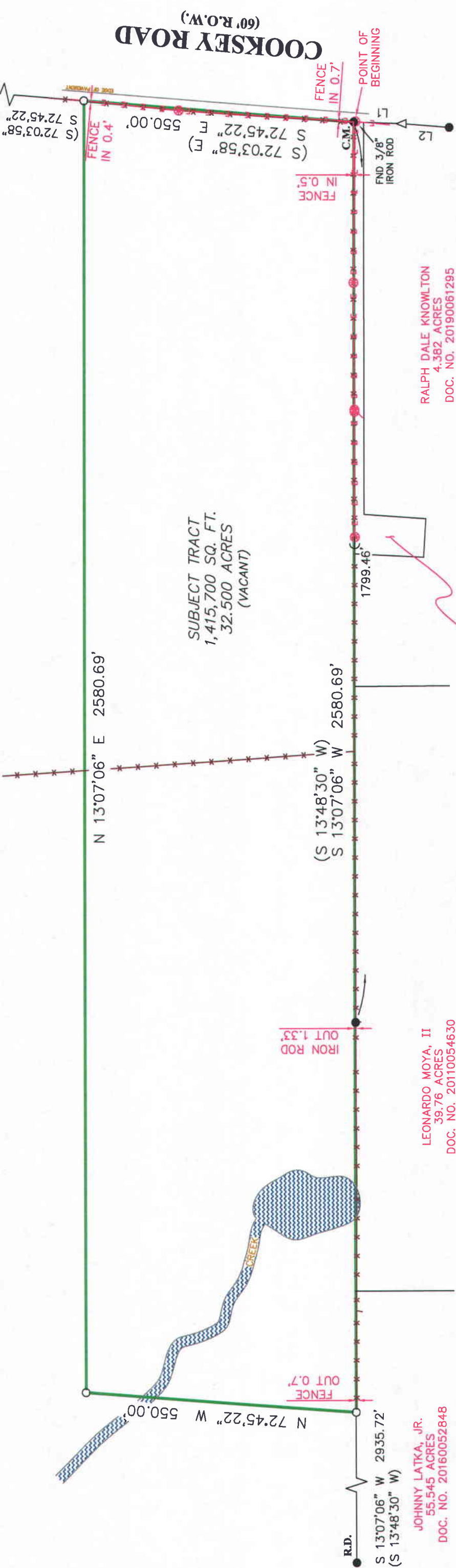


LINE	BEARING	DISTANCE
L1	S 74°49'53" E (S 70°54'00" E)	100.27' (101.00')
L2	S 72°22'16" E (S 70°33'09" E)	94.42' (92.98')

JOHN L. DIETERICH, ET UX
THE REMAINDER OF 221.55 ACRES
VOL. 6726, PG. 2089



JOHNNY LATKA, JR.
55.545 ACRES
DOC. NO. 20160052848

LEONARDO MOYA, II
39.76 ACRES
DOC. NO. 20110054630

RALPH DALE KNOWLTON, ET AL
THE REMAINDER OF 5.00 ACRES
DOC. NO. 20150196348

RALPH DALE KNOWLTON
4.382 ACRES
DOC. NO. 20190061295

NOTE:
PER CLIENT'S REQUEST FLOOD ZONE INFORMATION IS
NOT BEING PROVIDED.

NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTE:
Bearings shown hereon are based on actual GPS Observations,
Texas State Plane Coordinates, South Central Zone, Grid.

NOTE:
THIS PROPERTY IS SUBJECT TO A BLANKET TYPE ELECTRIC EASEMENT RECORDED IN
VOLUME 8701, PAGE 241, DEED RECORDS OF BEXAR COUNTY, TEXAS.

NOTE:
THIS PROPERTY IS SUBJECT TO A BLANKET TYPE WATERLINE EASEMENT RECORDED
IN VOLUME 7941, PAGE 627, DEED RECORDS OF BEXAR COUNTY, TEXAS.

- LEGEND**
- Δ - CALCULATED POINT
 - FND 1/2" IRON ROD
 - RECORD INFORMATION
 - B.S. - BUILDING SETBACK
 - R.D. - RECORD DIGNITY MONUMENT
 - C.M. - CONTROLLING MONUMENT
 - POWER POLE
 - GUY WIRE
 - E— OVERHEAD ELECTRIC
 - WIRE FENCE
 - - SET 1/2" IRON ROD CAPPED WALLS

FIRM REGISTRATION NO.
10111700

Westar Alamo

LAND SURVEYORS, LLC.
P.O. BOX 1945 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

Property Address:
0 COOKSEY ROAD

Property Description:
Being 32.500 acres, more or less, situated in the I.M. Arocha Survey No. 15, Abstract 25,
County Block 5140, Bexar County, Texas, and out of the John L. Dieterich, et ux, 221.55
acres conveyed in Cash Warranty Deed recorded in Volume 6726, Page 2089, Deed Records
of Bexar County, Texas, said 32.500 acres more particularly described by metes and bounds
attached hereto.

Owner:
T.B.D.



I, MARK J. EWALD, Registered Professional
Land Surveyor, State of Texas, do hereby
certify that the above plat represents an
actual survey made on the ground under my
supervision, and there are no discrepancies,
conflicts, shortages in area or boundary
lines, or any encroachment or overlapping of
improvements, to the best of my knowledge
and belief, except as shown herein.

Mark J. Ewald

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

G.F. NO. N/A

DRAWN BY: JB
JOB NO. 92381

TITLE COMPANY: N/A

DATE: 02/24/2020

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

METES AND BOUNDS

Being 32.500 acres, more or less, situated in the J.M. Arocha Survey No. 15, Abstract 25, County Block 5140, Bexar County, Texas, and out of the John L. Dieterich, et ux, 221.55 acres conveyed in Cash Warranty Deed recorded in Volume 6726, Page 2089, Deed Records of Bexar County, Texas, said 32.500 acres more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for the East corner of this 32.500 acres, same being the East corner of said Dieterich 221.55 acres, and the North corner of the remainder of the Ralph Dale Knowlton, et al, 5.00 acres (Doc. No. 20150196348), same also being on the South Right-of-way of Cooksey Road and the **POINT OF BEGINNING**;

THENCE along the line common to this 32.500 acres and the remainder of said Knowlton 5.00 acres, South 13 degrees 07 minutes 06 seconds West (called South 13 degrees 48 minutes 30 seconds West), at a distance of 1799.46 feet pass a 1/2 inch iron rod found, out 1.33 feet, on the northwest boundary line of the Leonardo Moya, II, 39.76 acres (Document No. 20110054630), and continuing for a total distance of 2580.69 feet to a 1/2 inch iron rod capped WALs set for the South corner of this 32.500 acres, same being the lower northeast corner of the remainder of said Dieterich 221.55 acres, and on the northwest boundary line of the Johnny Latka, Jr., 55.545 acres (Document No. 20160052848);

THENCE over and across said Dieterich 221.55 acres and severing, the following courses and distances:

North 72 degrees 45 minutes 22 seconds West, a distance of 550.00 feet to a 1/2 inch iron rod capped WALs set for the West corner of this 32.500 acres;

North 13 degrees 07 minutes 06 seconds East, a distance of 2580.69 feet to a 1/2 inch iron rod capped WALs set for the North corner of this 32.500 acres, same also being the upper northeast corner of the remainder of said Dieterich 221.55 acres, and on the South Right-of-way of Cooksey Road;

THENCE along the South Right-of-Way of said Cooksey Road, South 72 degrees 45 minutes 22 seconds East (called South 72 degrees 03 minutes 58 seconds East), a distance of 550.00 feet to the **POINT OF BEGINNING**, and containing 32.500 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. Bearings shown herein are based on actual GPS observations, Texas State Plane Coordinates, South Central Zone, Grid.



Mark J. Ewald

Registered Professional Land Surveyor
Texas Registration No. 5095
February 24, 2020

