

6/28/2023

Scale: 1 inch= 431 feet

File: 97.8885AC.ndp

Tract 1: 97.8885 Acres, Closure: n03.4745e 0.01 ft. (1/999999), Perimeter=10027 ft.

1 n04.2337w 914.54
2 n04.3314w 1084.89
3 n04.4418w 249.04
n04.4411w 462.58
n04.4401w 567.81
s61.1641e 579.19
n28.2547e 330.31
s70.4047e 1405.04
s17.0528w 25.18
s19.3000w 261.19

11 s19.1657w 2945.32
12 n70.0017w 202.41
13 n19.1906e 250.00
14 n70.4054w 500.00
15 s19.1933w 249.93

DESCRIPTION FOR A 97.89 ACRE TRACT

A **97.89 acre** tract of land situated in the E.S. Harper Survey Number 1202, Abstract 366, Atascosa County, Texas, and being a Portion of Subdivision Number 6 Plat of Subdivisions of the John T. Horton Ranch, recorded in Volume 3, Page 9 of the Plat Records of Atascosa County, Texas, (P.R.), and being a portion of the Remainder of a called 100 acre tract conveyed to Mildred L. Moseley and recorded in Volume 213, Page 153, of the Deed Records of Atascosa County, Texas, (D.R.), said 97.89 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 12 inch cedar post found on the north right-of-way line of Horton Road (an apparent 50' right-of-way), for the southeast corner of the First Tract: called Ten Acre tract, conveyed to Rudy R. Gomez, recorded in Document Number 107162, of the Official Public Records of Atascosa County, Texas, (O.P.R.), and for the southwesterly corner of said 100 acre tract and the tract described herein;

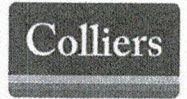
THENCE: N 04°23'37" W, along and with the easterly line of said First Tract, and the westerly line of said 100 acre tract, for a distance of **914.54 feet** to a found ½ inch iron rod for the northeast corner of said First Tract, and for the southwest corner of a called 9.606 acre tract conveyed to Filberto Gomez and wife Maria Del Carmen Gomez, recorded in Volume 255, Page 307, O.P.R.;

THENCE: N 04°33'14" W, along and with the easterly line of said 9.606 acre tract, and the westerly line of said 100 acre tract, passing at a distance of 833.20 feet the southeasterly corner of a called 7.50 acre tract conveyed to Mario Hune, recorded in Document Number 99655, O.P.R., thence continuing along and with and with the easterly line of said 7.50 acre tract, for a total distance of **1084.89 feet** to a calculated point for the northeast corner of said 7.50 acre tract, and for the southeast corner of a called 7.5 acre tract conveyed to Ramiro Hune, recorded in Document Number 99656, O.P.R.;

THENCE: N 04°44'18" W, along and with the easterly line of said 7.5 acre tract, and the westerly line of said 100 acre tract, a distance of **249.04 feet** to a found iron rod for the northeast corner of said 7.5 acre tract, and for the southeast corner of a called 29.40 acre tract conveyed to Rebecca V. Bassett, recorded in Document Number 99654, O.P.R.;

THENCE: N 04°44'11" W, along and with the easterly line of said 29.40 acre tract, and the westerly line of said 100 acre tract, a distance of **462.58 feet** to a found iron rod with a cap stamped "SCHMACHT RPLS 5670", for the northeast corner of said 29.40 acre tract, and for the southeast corner of a called 5.00 acre tract conveyed to Benito M. Sanchez and wife Rosie R. Sanchez, recorded in Document Number 120442, O.P.R.;

THENCE: N 04°44'01" W, along and with the easterly line of said 5.00 acre tract, and the westerly line of said 100 acre tract, passing at a distance of 519.00 feet a found iron rod stamped "SCHMACHT RPLS 5670", for the northeast corner of said 5.00 acre tract, and for the southerly end of the terminus of the right-of-way of Poteet Magnum Road (variable width right of way), thence continuing for a total distance of **567.81 feet** to a found iron rod with a cap stamped "HOWARD", for the northerly end of said terminus, and on the southerly line of a called 45.52 acre tract conveyed to Benito M. Sanchez, recorded in Document Number 99652, O.P.R., for the most northwesterly corner of the tract described herein;



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THENCE: S 61°16'41" E, along and with the southerly line of said 45.52 acre tract, and the northerly line of said 100 acre tract, a distance of **579.19 feet** to a found iron rod with a cap stamped "SCHMACHT RPLS 5670", for a southeast corner of the said 45.52 acre tract;

THENCE: N 28°25'47" E, along and with the easterly line of said 45.52 acre tract, and the northwest line of said 100 acre tract, a distance of **330.31 feet** to a found 12 inch cedar post for the southwest corner of portion of Subdivision No. 5, of said Plat of Subdivisions of the John T. Horton Ranch, and also that called 60.000 acre tract conveyed to Clinton Luckett, recorded in Document Number 159184, O.P.R.;

THENCE: S 70°40'47" E, along and with the southerly line of said 60.000 acre tract and the northerly line of said 100 acre tract, passing at a distance of 859.91 feet the southeasterly corner of said 60.000 acre tract and the southwesterly corner of Tract 2, a called 5.75 acre tract conveyed to Jaime Cortez and Rodalva Cortez, recorded in Document Number 184399, O.P.R., thence continuing along and with the southerly line of said 5.75 acre tract, for a total distance of **1405.04 feet** to a 12 inch cedar post for the southeast corner of said 5.75 acre tract, and for the northeast corner of said 100 acre tract, and the tract described herein, and apparently lying within that called 25.904 acre tract conveyed to Rosanna Murray, recorded in Document Number 215643, O.P.R. (potential area of title conflict);

THENCE: S 17°05'28" W, along and with the easterly line of said 100 acre tract, and over and across said 25.904 acre tract, a distance of **25.18 feet** to a 10 inch creosote post for an angle point of said 25.904 acre tract;

THENCE: S 19°30'00" W, along and with the westerly line of said 25.904 acre tract and the easterly line of said 100 acre tract, a distance of **261.19 feet** to a calculated point for the southwest corner of said 25.904 acre tract and for the northwest corner of Portion of Subdivision No. 4 of said Plat of Subdivisions of John T. Horton Ranch, and being that called 30.00 acre tract conveyed to John Crean, recorded in Volume 846, Page 189, D.R., and from which point a found iron rod bears S 48°42'02" E, a distance of 0.28 feet;

THENCE: S 19°16'57" W, along and with the westerly line of said 30.00 acre tract and the easterly line of said 100 acre tract, passing at a distance of 986.58 feet a calculated point for the southwest corner of said 30.00 acre tract and for the northwest corner of a called 12.00 acre tract conveyed to Alvin Ray Garza, recorded in Document Number 186389, O.P.R., from which point a found iron rod with a cap stamped "RAKOWITZ" bears N 61°50'58" W, a distance of 0.63 feet, thence continuing along and with the westerly line of said 12.00 acre tract, passing at a distance of 1223.68 feet a calculated point for the southwest corner of said 12.00 acre tract and for the northwest corner of a called 12.00 acre tract conveyed to Henrietta Sonya Garza also known as Sonya H. Garza, recorded in Document Number 186389, O.P.R., from which point a found iron rod with a cap stamped with "RAKOWITZ" bears N 69°48'38" W, a distance of 0.62 feet, thence continuing along and with the westerly line of said 12.00 acre tract passing at a distance of 1460.83 feet a calculated point for the southwest corner of said 12.00 acre tract, and for the northwest corner of a called 13.14 acre tract conveyed to Jason Charles Torres, recorded in Document Number 186389, O.P.R., from which point a found iron rod with a cap stamped "RAKOWITZ" bears N 63°58'53" W, a distance of 0.53 feet, thence continuing along and with the westerly line of said 13.14 acre tract, passing at a distance of 1738.98 feet to a calculated point for

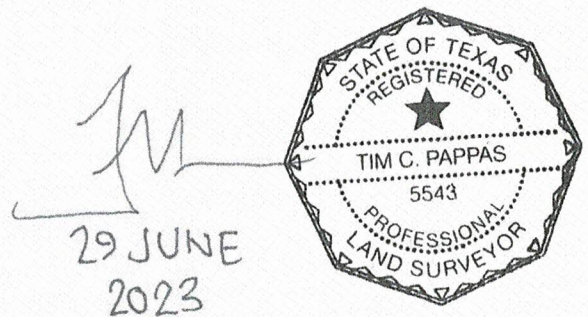
the southwest corner of said 13.14 acre tract, and for the northwest corner of a called 8.78 acre tract conveyed to Elena S. Garza, recorded in Document Number 186391, O.P.R., from which point a found iron rod with cap stamped "RAKOWITZ", bears N 81°34'20" W, a distance of 0.20 feet, thence continuing along and with the westerly line of said 8.78 acre tract, passing at a distance of 1971.76 feet a calculated point for the southwest corner of said 8.78 acre tract and for the northwest corner of a called 2.87 acre tract conveyed to Hector Ortiz Rivera, recorded in Document Number 197681, O.P.R., from which point a found iron rod with a cap stamped "RAKOWITZ", bears N 70°22'17" W, a distance of 0.18 feet, thence continuing along and with the westerly line of said 2.87 acre tract, a total distance of **2945.32 feet** to a 10 inch creosote post on the northerly right-of-way line of said Horton Road for the southwest corner of said 2.87 acre tract and for the southeast corner of said 100 acre tract and the tract described herein;

THENCE: N 70°00'17" W, along and with the northerly right-of-way line of said Horton Road, and the southerly line of said 100 acre tract, a distance of **202.41 feet** to a calculated point for the southeast corner of a called 2.87 acre tract conveyed to Gregory Allen, recorded in Document Number 199892, O.P.R., from which point a 2 inch steel post bears N 19°19'06" E, a distance of 6.69 feet;

THENCE: N 19°19'06" E, along and with the easterly line of said 2.87 acre tract, a distance of **250.00 feet** to a found iron rod with cap stamped "HOWARD" for the northeast corner of said 2.87 acre tract;

THENCE: N 70°40'54" W, along and with the northerly line of said 2.87 acre tract, a distance of **500.00 feet** to a found iron rod with cap stamped "HOWARD", for the northwest corner of said 2.87 acre tract;

THENCE: S 19°19'33" W, along and with the west line of said 2.87 acre tract, a distance of **249.93 feet** to the **POINT OF BEGINNING** and **containing 97.89 acre tract**, more or less, in Atascosa County, Texas, and being described in accordance with an exhibit prepared by Colliers Engineering and Design. Bearings are based on NAD83 Texas State Plane South Central Zone.



Job No.: 23007264A

Prepared by: Colliers Engineering and Design

Date: June 28, 2023

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