



## METES & BOUNDS DESCRIPTION

OF A 4.21 (CALLED 4.206 ACRE) TRACT SITUATED IN THE VINCENTE MICHELI SURVEY NO. 114, ABSTRACT NO. 462, COUNTY BLOCK 5019, CITY OF SELMA, BEXAR COUNTY, TEXAS, BEING OUT OF A CALLED 465.325 ACRE TRACT BEING TRACTS A, B, C AND D, PART OF THAT SAME TRACT RECORDED IN VOLUME 3550, PAGE 1017 AND VOLUME 3550, PAGE 1056, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN VOLUME 12002, PAGE 342, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** at a found ½” iron rod for the north corner of the herein described tract, said rod being on southeast line of the Missouri-Kansas-Texas Railroad (M-K-T R.R.) and at the intersection of said line and the westerly line of a 20’ drainage R.O.W., Retama Springs Subdivision Unit 5, Block 20 C.B. 5019, as described in Volume 9590, Page 29, Deed and Plat Records of Bexar County, Texas;

**THENCE** along and with said R.O.W., South 29°56’07” East, a distance of 521.25 feet (called South 29°58’05” East, a distance of 521.21 feet) to a found ½” iron rod for the east corner of the herein described tract, the northeast corner of a called 2.316 acre tract as deeded to Enrique Tomas Garcia in Vol. 11802, Pg. 2115, Real Property Records of Bexar County, Texas;

**THENCE** along the northerly line of said Garcia Tract, same being the southerly line of the herein described tract, the following courses:

South 66°35’40” West, a distance of 154.90 feet to a point of reference for an angle point;

South 22°50’35” East, a distance of 1.91 feet to a point of reference for an angle point;

South 67°09’22” West, a distance of 229.19 feet (called South 67°13’19” West, a distance of 228.83 feet) to a found ½” iron rod for the southwest corner of the herein described tract, the northwest corner of said Garcia Tract, a point in the easterly line of Lot 83, Block 110, C.B. 5019, Retama Springs Subdivision Unit 2, as recorded in Vol. 9572, Pg. 155, Deed and Plat Records of Bexar County, Texas;

**THENCE** along and with the common boundary of the herein described tract and said Lot 83, North 39°17’33” West, a distance of 376.43 feet (called North 39°24’35” West, a distance of 376.43 feet) to a set ½” iron rod for the northwest corner of the herein described tract, the northeast corner of said Lot 83, a point in the southeasterly R.O.W. line of said M-K-T R.R. R.O.W.;

**THENCE** along said R.O.W., same being the northwesterly line of the herein described tract, North 50°20’58” East, a distance of 290.67 feet (called North 50°22’28” East, a distance of 291.02 feet) to a found ½” iron rod for an angle point of the herein described tract;

**THENCE** North 39°17'38" West, a distance of 30.14 feet (called North 39°39'10" West, a distance of 30.13 feet) to a found ½" iron rod for an angle point;

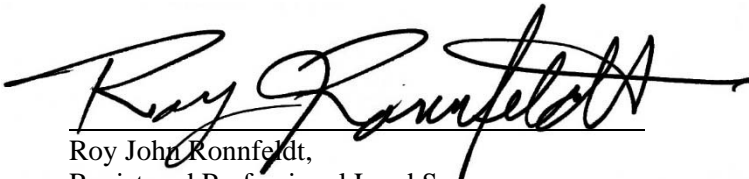
**THENCE** North 50°32'47" East, a distance of 163.43 feet (called North 50°32'47" East, a distance of 163.31 feet) to the **POINT OF BEGINNING** and containing 4.21 acres, more or less.

STATE OF TEXAS       §

December 30, 2015

COUNTY OF BEXAR   §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.



Roy John Ronnfeldt,  
Registered Professional Land Surveyor  
Registration No. 3520

