

FIELD NOTES TO DESCRIBE

A survey of 24.807 acres of land situated about 6.8 miles S 49° W of San Antonio, in Bexar County, Texas, being a portion of original City Lot 17, Range 3, District 6, all of Lots 7-9, Block 6, all of Lots 1-4 and Lots 20-23, Block 3, a portion of Baltimore Avenue (not visible on ground), a portion of Lot 10, Block 6, a portion of Lots 5 and 24, Block 3 of the Mount Vernon Homesite Addition, a subdivision as shown on a plat thereof recorded in Volume 368 on Page 169 of the Deed and Plat Records of Bexar County, Texas, and being that same property described in a Deed to Janet Elaine Persyn Weinstrom, et al from the Estate of Clara M. Persyn, dated December 9, 2019, as recorded in Instrument No. 20200001825 of the Official Public Records of Real Property of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING: At a stainless steel monument spike set at the point-of-intersection of the South line of Pitluk Avenue and the West line of Masters Avenue for the Northeast corner of said Lot 1 and the Northeast corner of this survey;

THENCE: Along the West line of said Masters Avenue and the East line of said Lots 1 and 20, S 06-49-34 W 937.82 feet to a 5/8" iron pin set on the South line of said Baltimore Avenue and the North line of said Lot 7, for the Southwest corner of said Masters Avenue, the Southwest corner of Golden Avenue, and an interior corner of this survey;

THENCE: Along the South line of said Golden Avenue and the North line of said Lot 7, S 83-34-45 E 45.20 feet to a 1/2" iron pin found for the Northeast corner of said Lot 7, the Northwest corner of Lot 6 of said Block 6, the Northwest corner of that certain 0.791 acre of land, more or less, described in a Deed to Maxamerica Properties, LLC from Teresita Galvan Castillo, dated October 14, 2005, as recorded in Volume 12568 on Page 1953 of the said Official Public Records, and the lower Northeast corner of this survey;

THENCE: Along the East line of said Lot 7, the West line of said Lot 6, and the West line of said 0.791 acre of land, more or less, S 06-34-16 W 123.89 feet to a 1/2" iron pin found for the Southwest corner of said Lot 6, the Southwest corner of said 0.791 acre of land, more or less, and an angle point of this survey;

THENCE: Along the East line of said Lot 7, S 06-17-09 W 20.03 feet to a 1/2" iron pin found by a chainlink corner post for the upper Northwest corner of that certain 0.348 acres of land described in a Deed to City of San Antonio from Texas Commission on Environmental Quality, dated March 23, 2012, as recorded in Volume 15414 on Page 1147 of the said Official Public Records, and an angle point of this survey;

THENCE: Generally along fence, the East line of said Lot 7, and the upper West line of said 0.348 acres of land, S 06-28-51 W 213.84 feet to a 1/2" iron pin found by a chainlink corner post for the Southeast corner of said Lot 7, an interior corner of said 0.348 acres of land, and the upper Southeast corner of this survey;

THENCE: Generally along fence, the South line of said Lot 7, and the lower North line of said 0.348 acres of land, N 84-33-54 W 39.48 feet to a 1" diameter iron pipe found by a chainlink corner post for the lower Northwest corner of said 0.348 acres of land, the Northeast corner of a certain 50 foot strip of land described in a Deed to Bexar County from Robert Lee Longstreet, et al, dated August 25, 1925, as recorded in Volume 882 on Page 66 of the Deed Records of Bexar County, Texas, and an angle point of this survey;

THENCE: Along the South line of said Lot 7 and the North line of said 50 foot strip of land, N 84-55-45 W 49.91 feet to a 1" diameter iron pipe found for the Northwest corner of said 50 foot strip of land, and an interior corner of this survey;

THENCE: Along the West line of said 50 foot strip of land, S 06-34-52 W 1530.07 feet to a 5/8" iron pin set on the South line of said Original City Lot 17, for the Northeast corner of that certain 24.2830 acres of land, more or less, described as Tract Eight in a Deed to Merlynn B. Verstuyft, Trustee from Merlynn B. Verstuyft, Independent Executor of the Estate of Marvin G. Verstuyft, Deceased, dated July 27, 2015, as recorded in Volume 17432 on Page 2081 of the said Official Public Records, and the Southeast corner of this survey;

THENCE: Along the South line of said Original City Lot 17 and the North line of said 24.3830 acres of land, more or less, N 84-17-36 W 364.44 feet to a 5/8" iron pin set for the Southeast corner of that certain 20.9249 acres of land, more or less, described as Tract Five in said Deed to Merlynn B. Verstuyft, Trustee, and the Southwest corner of this survey;

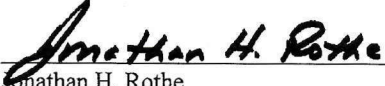
THENCE: Along the East line of said 20.9249 acre tract of land, the East line of that certain 1.0 acre of land, more or less, described as Tract Six in said Deed to Merlynn B. Verstuyft, Trustee, and across said Lots 10, 24, and 5, N 06-56-28 E 2567.26 feet to a chainlink corner post for the Northeast corner of said 1.0 acre of land, more or less, the Southeast corner of that certain 0.94 acre of land, more or less, described in a Deed to San Antonio Futbol & Entertainment from Bexar Metropolitan Water District, dated March 17, 2011, as recorded in Instrument No. 20110066588 of the said Official Public Records, and an angle point of this survey;

THENCE: Generally along fence, the East line of said 0.94 acre of land, more or less, and across said Lot 5, N 07-07-57 E 264.72 feet to a 5/8" iron pin set on the South line of said Pitluk Avenue and the North line of said Lot 5, for the Northeast corner of said 0.94 acre of land, more or less, and the Northwest corner of this survey;

THENCE: Along the South line of said Pitluk Avenue and the North lines of said Lots 1-5, S 83-36-10 E 393.40 feet to the POINT OF BEGINNING.

The bearings are relative to Geodetic North WGS 84 as taken from GPS Observations.

I certify that the foregoing field note description was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this the 9th day of September, 2021.


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