

METES AND BOUNDS

Being 1.184 acres of land, more or less, out of the Theodore Wehening Survey No. 1050, Abstract 910, Atascosa County, Texas, and being out of that certain 17.22 acres conveyed to Joe Escobar, et ux described in Warranty Deed recorded in Volume 262, Page 93, Official Public Records, Atascosa County, Texas, said 1.184 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found for the southwest corner of said Escobar 17.22 acres, same being the northwest corner of the Joe M. Moody, et al 52.55 acres (Document No. 213369), and on the East line of State Highway 16, same also being the **POINT OF COMMENCEMENT**;

THENCE along the line common to said Escobar 17.22 acres and said Moody 52.55 acres, South 61 degrees 27 minutes 05 seconds East (called South 61 degrees 52 minutes 22 seconds East), a distance of 827.87 feet to a 1/2-inch iron rod capped WALS set for the southwest corner of this 1.184 acres, same being the **POINT OF BEGINNING**;

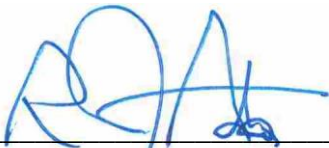
THENCE severing said Escobar 17.22 acres, North 28 degrees 16 minutes 06 seconds East, a distance of 505.52 feet to a 1/2-inch iron rod capped WALS set for the North corner of this 1.184 acres, same being on the northeast line of said Escobar 17.22 acres, and on the southwest Right-of-Way of E. Gates Valley Road;

THENCE along the southwest Right-of-Way of said E. Gates Valley Road, South 61 degrees 25 minutes 58 seconds East (called South 61 degrees 52 minutes 22 seconds East), a distance of 102.00 feet to a point, from which a 4-inch wood fence post bears North 28 degrees 34 minutes 02 seconds East, a distance of 0.39 feet, said point being the northeast corner of this 1.184 acres;

THENCE severing said Escobar 17.22 acres, South 28 degrees 16 minutes 06 seconds West, a distance of 505.49 feet to a 1/2-inch iron rod capped WALS set for the South corner of this 1.184 acres, same being on the southwest line of said Escobar 17.22 acres, and on the northeast line of said Moody 52.55 acres;

THENCE along the line common to this 1.184 acres and said Moody 52.55 acres, North 61 degrees 27 minutes 05 seconds West (called North 61 degrees 52 minutes 22 seconds West), a distance of 102.00 feet to the **POINT OF BEGINNING**, and containing 1.184 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 hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.



Rudolf J. Pata, Jr.
Registered Professional Land Surveyor
Texas Registration No. 5388
July 25, 2024

