

**22.942 ACRES
OUT OF THE NOAH SCOTT SURVEY NO. 1495
ABSTRACT NO. 768
ATASCOSA COUNTY, TEXAS**

LEGAL DESCRIPTION

22.942 acres out of the Noah Scott Survey No. 1495, Abstract No. 768, Atascosa County, Texas, and being the eastern portion of that 868.088 acre tract conveyed to Courand Properties, LLC by deed recorded in Volume 101, Page 684, Official Public Records of Atascosa County, lying East of the East right-of-way line of Interstate Highway 37, (the parent tract), and said 22.942 acre tract being more particularly described by metes and bounds, with bearings based on Geodetic North by GPS observation, as follows:

BEGINNING at a 1/2 inch iron rod with yellow cap stamped "ALLEN RPLS 5401" set (iron rod set) at a fence corner post on the south line of Leal Road and on the east line of said 868.088 acre parent tract, and being the northwest corner of that 843.60 acre tract conveyed to Jerome W. Schuchart by deed recorded in Volume 707, Page 137, Deed Records, First Tract, for the northeast corner of this tract;

And from which, a creosote fence angle post found for an angle point in the north line of said Schuchart tract bears N 89°50'12" E 4099.68 feet (4103.88 feet - record)

THENCE S 00°32'27" W along the east line of said parent tract and west line of said Schuchart tract and generally along a fence 2135.43 feet to an iron rod set at a fence corner post on the east line of the Interstate Highway 37 right-of-way for the south corner of this tract, and being a corner of said Schuchart tract;

And from which, a 5/8 inch iron rod with orange cap stamped "HAY" found for a southwest corner of said Schuchart tract bears S 30°47'20" E more or less, 1027.82 feet (per record);

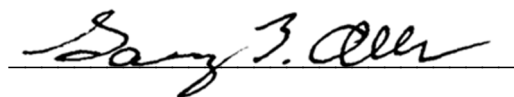
And also from said south corner of the subject tract, a concrete right-of-way marker found bears S 30°47'20" E 1027.03 feet;

THENCE northerly along the east right-of-way line of said Interstate Highway 37 the following courses:

N 30°47'20" W 1007.99 feet to a concrete right-of-way marker found for an angle point;
N 23°53'57" W 278.18 feet to a concrete right-of-way marker found for an angle point;
N 09°10'31" W 276.12 feet to a concrete right-of-way marker found for an angle point;
N 02°51'21" E 301.91 feet to a concrete right-of-way marker found for an angle point;
N 26°39'45" E 342.66 feet to a concrete right-of-way marker found for an angle point;
N 56°29'47" E 231.98 feet to a concrete right-of-way marker found for an angle point at the intersection of said east line of IH 37 with the south line of Leal Road;

THENCE N 88°50'24" E along the south line of Leal Road 330.67 feet to the **POINT OF BEGINNING.**

This metes and bounds legal description is based on the Land Title Survey and survey plat made by Garry T. Allen, RPLS 5401 on February 12, 2019.



GARRY T. ALLEN, RPLS 5401
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