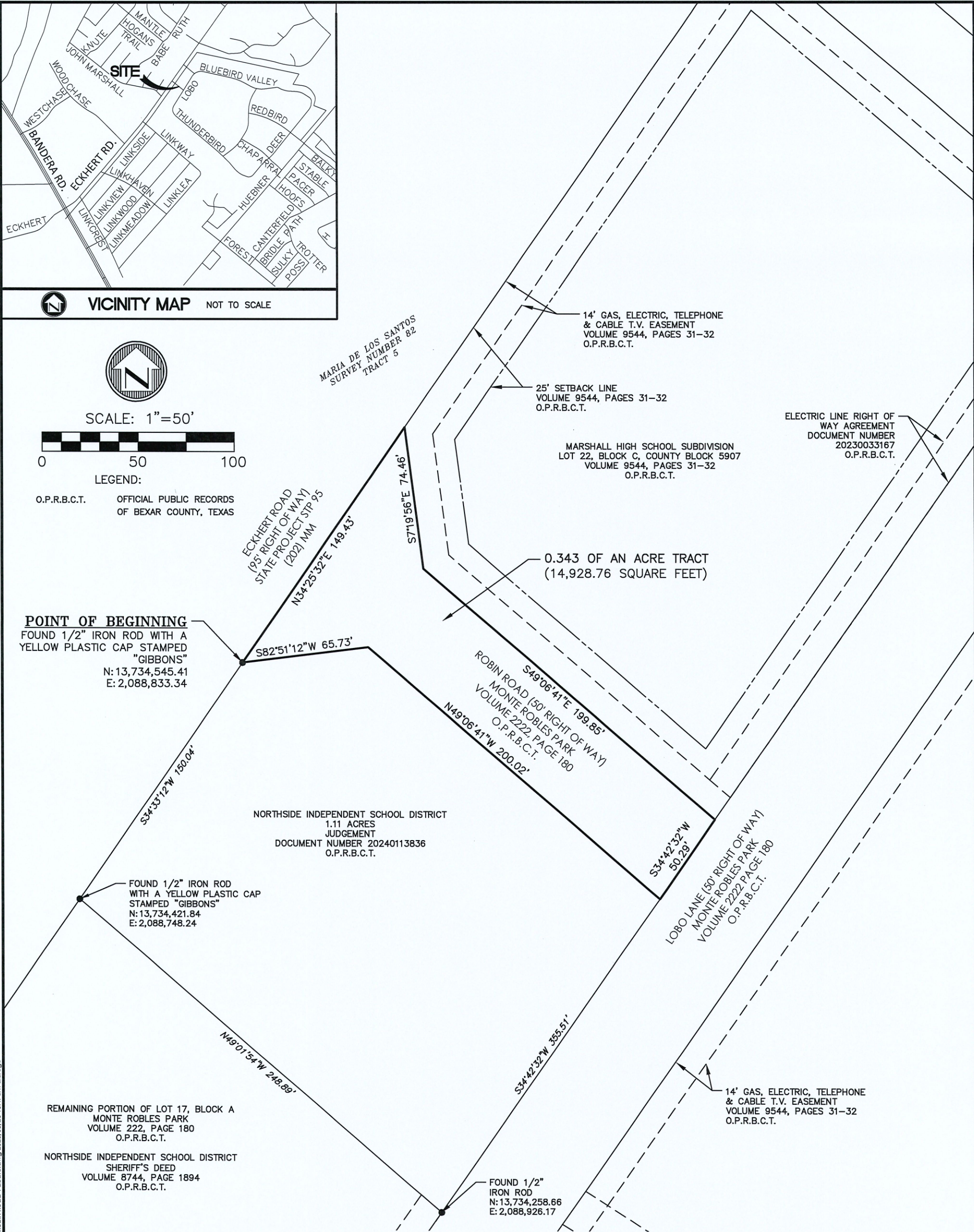
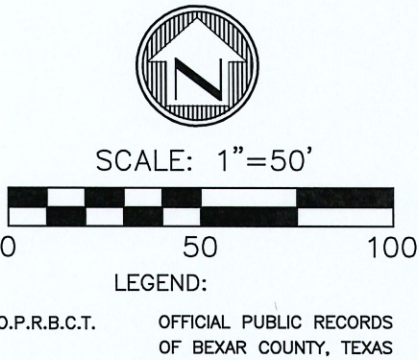
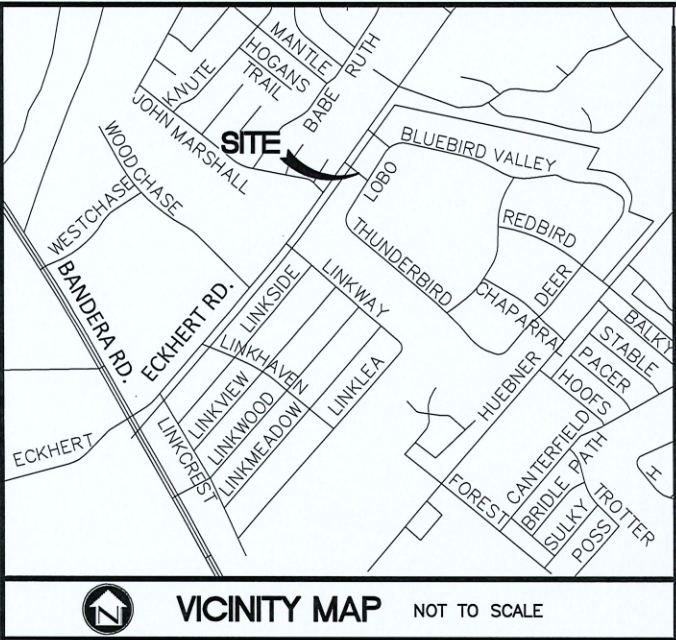




GENERAL NOTES:

- 1) BASIS OF BEARING AND COORDINATES CITED WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
- 2) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. MOY TARIN RAMIREZ ENGINEERS, LLC., WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.
- 3) A FIELD NOTE DESCRIPTION OF EVEN DATE WAS PREPARED FOR THIS EXHIBIT.



Moy Tarin Ramirez Engineers, LLC

TBPELS ENGINEERING F-5297/SURVEYING NO. 10131500

12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249

TEL: (210) 698-5051
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- Engineers
- Surveyors
- Planners



Stephanie L. James

EXHIBIT OF

A 0.343 OF AN ACRE TRACT (14,928.76 SQUARE FEET) TRACT OF LAND SITUATED IN THE MARIA DE LOS SANTOS SURVEY NUMBER 82, TRACT 5, BEXAR COUNTY, TEXAS, BEING ALL OF ROBIN ROAD, A 50-FOOT WIDE RIGHT OF WAY, AS SHOWN ON SUBDIVISION PLAT OF MONTE ROBLES PARK, AS RECORDED IN VOLUME 2222, PAGE 180, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

DATE: 2025-08-26

JOB NO. 25021.01

Field Notes for a Tract of Land Containing
0.343 of an acre (14,928.76 square feet)

A 0.343 of an acre tract (14,928.76 square feet) tract of land situated in the Maria De Los Santos Survey Number 82, Tract 5, Bexar County, Texas, being all of Robin Road, a 50-foot wide right of way, as shown on subdivision plat of Monte Robles Park, as recorded in Volume 2222, Page 180, of the Official Public Records of Bexar County, Texas, said 0.343 of an acre (14,928.76 square feet) tract being more particularly described as follows:

Beginning at a found 1/2" iron rod with a yellow plastic cap stamped "GIBBONS", being the west corner of the south cutback line at the intersection of Eckhert Road, a 95-foot wide right of way, as shown on plans for State Project STP 95 (202) MM, and said Robin Road, having Texas State Plane coordinates of N:13,734,545.41, E:2,088,833.34, being the southwest corner of the herein described tract, and being a northwesterly corner of a 1.11 acre tract as conveyed to Northside Independent School District, by Judgment as recorded in Document Number 20240113836, of the Official Public Records of Bexar County, Texas, from which the west corner of said 1.11 acre tract, being a found 1/2" iron rod with a yellow plastic cap stamped "GIBBONS", and also being the north corner of the remaining portion of Lot 17, Block A, as shown on said plat of Monte Robles Park, as conveyed to Northside Independent School District, by Sheriff's Deed as recorded in Volume 8744, Page 1894, of the Official Public Records of Bexar County, Texas, having Texas State Plane coordinates of N:13,734,421.84, E:2,088,748.24, bears South 34 degrees 33 minutes 12 seconds West, a distance of 150.04 feet;

Thence, leaving the north boundary of said 1.11 acre tract, with the southeast right of way line of said Eckhert Road, over said Robin Road, North 34 degrees 25 minutes 32 seconds East, a distance of 149.43 feet to a point on the southwesterly boundary of Lot 22, Block C, County Block 5907, as shown on plat of Marshall High School Subdivision, as recorded in Volume 9544, Pages 31-32, of the Official Public Records of Bexar County, Texas, being the north corner of the north cutback line at the intersection of said Robin Road and said Eckhert Road, being a northwest corner of said Lot 22, Block C, and being the north corner of the herein described tract;

Thence, leaving the southeast right of way line of said Eckhert Road, with the west and southwest boundary of said Lot 22, being the east and northeast right of way line of said Robin Road, the following two (2) courses:

South 07 degrees 19 minutes 56 seconds East, a distance of 74.46 feet to a point, being the south corner of said north cutback line and an angle point in the herein described tract;

South 49 degrees 06 minutes 41 seconds East, a distance of 199.85 feet to a point on the northwest right of way line of Lobo Lane, a 50-foot wide right of way, as shown on said plat of Monte Robles Park, being the south corner of said Lot 22, and being the east corner of both said Robin Road and of the herein described tract;

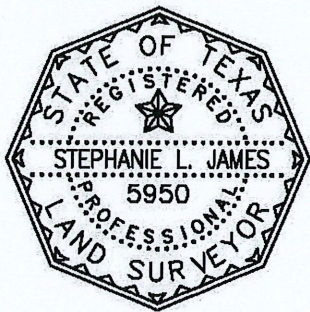
Thence, across said Robin Road, with the northwest right of way line of said Lobo Lane, South 34 degrees 42 minutes 32 seconds West, a distance of 50.29 feet to a point, being the east corner of said 1.11 acre tract, and being the southeast corner of both said Robin Road and of the herein described tract, from which the south corner of said 1.11 acre tract, being a found 1/2" iron rod, and also being the east corner of the remaining portion of said Lot 17, Block A, having Texas State Plane coordinates of N:13,734,258.66, E:2,088,936.17, bears South 34 degrees 42 minutes 32 seconds West, a distance of 355.51 feet;

Thence, leaving the northwest right of way line of said Lobo Lane, with the northeast and north boundary of said 1.11 acre tract, being the southwest and south right of way line of said Robin Road, the following two (2) courses:

North 49 degrees 06 minutes 41 seconds West, a distance of 200.02 feet to a point, being the east corner of said south cutback line at the intersection of said Robin Road and said Eckhert Road, and being an angle point in the herein described tract;

South 82 degrees 51 minutes 12 seconds West, a distance of 65.73 feet to the **Point of Beginning**, containing 0.343 of an acre (14,928.76 square feet) of land.

Note: Basis of bearing and coordinates cited were established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone. An Exhibit of even date was prepared for this description.



Stephanie L. James

Stephanie L. James, R.P.L.S.

Registered Professional Land Surveyor

No. 5950

Date: 2025-08-26

Job No. 25021.01

slj