

FIELD NOTE DESCRIPTION TRACT FOR A 0.414 ACRE (18,015 SQUARE FOOT) TRACT OF LAND:

BEING A TRACT OR PARCEL OF LAND SITUATED IN BEXAR COUNTY, TEXAS AND BEING ALL OF LOT 15, BLOCK 4, OF COLISEUM DRIVE SUBDIVISION, NEW CITY BLOCK 13905, A SUBDIVISION IN BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2575, PAGE 189, PLAT RECORDS, BEXAR COUNTY, TEXAS (HEREINAFTER REFERRED TO AS "LOT 15"), LESS AND EXCEPT AND A PORTION OF SAID LOT CONVEYED TO THE STATE OF TEXAS IN A DEED RECORDED IN VOLUME 4015, PAGE 586, DEED RECORDS, BEXAR COUNTY, TEXAS (HEREINAFTER REFERRED TO AS "TXDOT TRACT"), AND BEING ALL OF THAT SAME TRACT CONVEYED TO LIUS HERIBERTO ESPINOZA IN A DEED RECORDED IN DOCUMENT NO. 20100109898, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod found on the east right-of-way line of Peggy Drive for the northwest corner of Lot 14 of the above-referenced subdivision (hereinafter referred to as "Lot 14"), also being the southwest corner of Lot 15, and the southwest corner and POINT OF BEGINNING of herein described tract:

THENCE with the east right-of-way line of Peggy Drive and the west line of Lot 15 and this tract North  $00^{\circ}02'28''$  West a distance of 57.96 feet to a TxDOT Highway Monument found for the south corner of the TxDOT Tract and an angle corner of this tract;

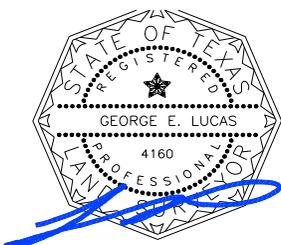
THENCE with the southeast line of the TxDOT Tract and the northwest line of this tract across Lot 15 North  $35^{\circ}04'00''$  East a distance of 41.00 feet to a TxDOT Highway Monument found on the southeast right-of-way line of Interstate 10 and the northwest line of Lot 15, for the east corner of the TxDOT Tract and an angle corner of this tract;

THENCE with the southeast right-of-way line of Interstate 10 and the northwest line of Lot 15 and this tract North  $70^{\circ}20'54''$  East a distance of 147.83 feet to an iron rod found for the northeast corner of this tract and Lot 15 and the northwest corner of a tract of land conveyed to Mehdi Nikkiah in a deed recorded in Document No. 20070069836, Official Public Records, Bexar County, Texas;

THENCE with the east line of this tract and Lot 15 and the west line of the Nikkah Tract South  $00^{\circ}03'57''$  East a distance of 141.75 feet to an iron rod found for the southeast corner of Lot 15 and this tract and the northeast corner of Lot 14;

THENCE with the south line of this tract and Lot 15 and the north line of Lot 14 North  $89^{\circ}49'07''$  West a distance of 162.90 feet to the POINT OF BEGINNING, containing 0.414 acres of land, more or less.

CELCO Surveying  
301 Main Plaza, Suite 387  
New Braunfels, Texas 78130  
Firm Registration No. 10193975  
PHONE: 830-214-5109  
FAX: 866-571-8323  
e-mail: [eddie@celcosurveying.com](mailto:eddie@celcosurveying.com)



BY: GEORGE E. LUCAS  
R.P.L.S. No. 4160  
State of Texas  
October 28, 2020  
2020-1932