



 P.O. BOX 992 | 6477 FM 311, SPRING BRANCH, TX 78070
 WWW.SHERWOODSURVEYING.COM
 TBPELS FIRM #10044200

FIELD NOTE DESCRIPTION
 2.537 ACRES
 (ZONING)

BEING 2.537 ACRES OF LAND (110,508 SQ. FT.) SITUATED IN N.C.B. 18288 AND BEING OUT OF THAT CERTAIN 6.041 ACRE TRACT CONVEYED TO LINDA C. PERSYN OF RECORD IN DOCUMENT No. 20160245112 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SAID 2.537 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT THE NORTHWESTERLY CORNER OF SAID 6.041 ACRE TRACT, SITUATED IN THE SOUTHERLY LINE OF BLOCK 66, NCB 18288 OF THE ESTONIA SUBDIVISION, UNIT 7, PHASE-B OF RECORD IN VOLUME 9654, PAGE 39 OF THE PLAT RECORDS OF BEXAR COUNTY, COMMON WITH THE NORTHERLY LINE OF SAID 6.041 ACRE TRACT, FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 66° 08' 52" E, ALONG SAID COMMON LINE, A DISTANCE OF 222.71 FEET TO THE NORTHWESTERLY CORNER THAT 10.625 ACRE REMAINING PORTION OF A CALLED 24.16 ACRE TRACT CONVEYED TO THE FRANK & EMMA PERSYN FAMILY LIMITED PARTNERSHIP OF RECORD IN DOCUMENT No. 20060093240 OF THE OFFICIAL RECORDS OF BEXAR COUNTY, AND THE NORTHEASTERLY CORNER OF SAID 6.041 ACRE TRACT FOR THE NORTHEASTERLY CORNER HEREOF;

THENCE, S 24° 52' 53" E, ALONG THE WESTERLY LINE OF SAID 10.625 ACRE REMAINING PORTION, COMMON WITH THE EASTERLY LINE OF SAID 6.041 ACRE TRACT, A DISTANCE OF 496.49 FEET TO THE SOUTHEASTERLY CORNER HEREOF;

THENCE, S 66° 15' 33" W, INTO AND ACROSS SAID 6.041 ACRE TRACT, A DISTANCE OF 222.72 FEET TO THE SOUTHWESTERLY CORNER HEREOF, SITUATED IN THE EASTERLY LINE OF SAID FRANK & EMMA PERSYN FAMILY LIMITED PARTNERSHIP 17.82 ACRE TRACT, COMMON WITH THE WESTERLY LINE OF SAID 6.041 ACRE TRACT;

THENCE, N 24° 52' 53" W, ALONG SAID COMMON LINE, A DISTANCE OF 496.05 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 2.537 ACRES OF LAND, MORE OR LESS.



A SURVEY EXHIBIT WAS PREPARED ON THIS SAME DATE. BASIS OF BEARING IS NAD 83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.

I, RICHARD A. GOODWIN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

10-26-2020

SHERWOOD SURVEYING, LLC
 P.O. BOX 970
 SPRING BRANCH, TEXAS 78070
 TBPELS FIRM #10044200

RICHARD A. GOODWIN DATE
 R.P.L.S. #4069 STATE OF TEXAS





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FIELD NOTE DESCRIPTION
2.545 ACRES
(ZONING)

BEING 2.545 ACRES OF LAND (110,850 SQ. FT.) SITUATED IN N.C.B. 18288, AND BEING OUT OF LOT 14, KELLY COLLISION AND PAINT SUBDIVISION, PLAT OF RECORD IN VOLUME 9612, PAGE 39 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAID 2.545 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT THE NORTHEASTERLY CORNER OF THAT 10.625 ACRE REMAINING PORTION OF A CALLED 24.16 ACRE TRACT CONVEYED TO FRANK & EMMA PERSYN FAMILY LIMITED PARTNERSHIP OF RECORD IN DOCUMENT No. 2006093240 OF THE OFFICIAL RECORDS OF BEXAR COUNTY, COMMON WITH THE NORTHWESTERLY CORNER OF SAID LOT 14, AND SITUATED IN THE SOUTHERLY LINE OF THAT TRACT CONVEYED TO FCC SAN ANTONIO LLC BY DEED OF RECORD IN DOCUMENT No. 20070205377 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, COMMON WITH THE NORTHERLY LINE OF SAID LOT 14, FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 65° 54' 53" E, ALONG SAID COMMON, A DISTANCE OF 222.69 FEET TO THE NORTHWESTERLY CORNER THAT TRACT CONVEYED TO PMI 2016 LLC BY DEED OF RECORD IN DOCUMENT No. 20180238215 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, COMMON WITH THE NORTHEASTERLY CORNER OF SAID LOT 14, FOR THE NORTHEASTERLY CORNER HEREOF;

THENCE, S 24° 51' 52" E, ALONG THE WESTERLY LINE OF SAID PMI 2016 LLC TRACT, COMMON WITH THE EASTERLY LINE OF LOT 14, A DISTANCE OF 498.59 FEET TO THE SOUTHEASTERLY CORNER HEREOF;

THENCE, S 66° 15' 33" W, INTO AND ACROSS SAID LOT 14, A DISTANCE OF 222.63 FEET TO THE SOUTHWESTERLY CORNER HEREOF, SITUATED IN THE EASTERLY LINE OF SAID 10.625 ACRE REMAINING, COMMON WITH THE WESTERLY LINE OF SAID LOT 14, FOR THE SOUTHWESTERLY CORNER HEREOF;

THENCE, N 24° 52' 30" W, ALONG SAID COMMON LINE, A DISTANCE OF 497.25 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 2.545 ACRES OF LAND, MORE OR LESS.



A SURVEY EXHIBIT WAS PREPARED ON THIS SAME DATE. BASIS OF BEARING IS NAD 83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.

I, RICHARD A. GOODWIN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

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FIELD NOTE DESCRIPTION
 4.303 ACRES
 (ZONING)

BEING 4.303 ACRES OF LAND (418,002 SQ. FT.) SITUATED IN N.C.B. 18288, AND BEING OUT OF THAT CERTAIN 17.82 ACRE TRACT CONVEYED TO FRANK & EMMA PERSYN FAMILY LIMITED PARTNERSHIP OF RECORD IN DOCUMENT NO. 20060014182 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SAID 4.303 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AT A FOUND ½ INCH IRON ROD IN THE EASTERLY LINE OF THE RICHLAND HILLS, UNIT 1, 76' DRAINAGE EASEMENT OF RECORD IN VOLUME 9000, PAGE 113 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, MARKING THE SOUTHWESTERLY CORNER OF BLOCK 43, NCB 18288 OF THE ESTONIA SUBDIVISION, UNIT 8, PHASE-A OF RECORD IN VOLUME 9647, PAGE 209 OF THE PLAT RECORDS OF BEXAR COUNTY AND THE NORTHWESTERLY CORNER SAID 17.82 ACRE TRACTE;

THENCE, N 66° 05' 54" E, ALONG THE NORTHERLY LINE OF SAID 17.82 ACRE TRACT, COMMON WITH THE SOUTHERLY LINE OF SAID ESTONIA SUBDIVISION, UNIT 8, PHASE-A, A DISTANCE OF 563.54 FEET TO THE NORTHWESTERLY CORNER OF THAT 2.30 ACRE ROADWAY EASEMENT RECORDED IN DOCUMENT No. 20060014186, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, SAME BEING THE **POINT OF BEGINNING** AND THE NORTHWESTERLY CORNER HEREOF;

THENCE, N 66° 05' 54" E, ALONG THE SOUTHERLY LINE OF BLOCK 66, NCB 18288 OF THE ESTONIA SUBDIVISION, UNIT 7, PHASE-B OF RECORD IN VOLUME 9654, PAGE 39 OF THE PLAT RECORDS OF BEXAR COUNTY, A DISTANCE OF 374.06 FEET TO THE NORTHWESTERLY CORNER OF THAT 6.041 ACRE TRACT CONVEYED TO LINDA C. PERSYN BY DEED OF RECORD IN DOCUMENT No. 20160245112 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, SAME BEING THE NORTHEASTERLY CORNER OF SAID 17.82 ACRE TRACT AND THE TRACT HEREOF;

THENCE, S 24° 52' 53" E, ALONG THE WESTERLY LINE OF SAID 6.041 ACRE TRACT, COMMON WITH THE EASTERLY LINE OF SAID 17.82 ACRE TRACT, A DISTANCE OF 496.05 FEET TO THE SOUTHEASTERLY CORNER HEREOF;

THENCE, S 66° 15' 33" W, INTO AND ACROSS SAID 17.82 ACRE TRACT, A DISTANCE OF 382.55 FEET TO AN ANGLE POINT BEING IN THE WESTERLY LINE OF SAID ROADWAY EASEMENT;



THENCE, ALONG CONTINUING ALONG THE WESTERLY LINE OF SAID ROADWAY EASEMENT, N 23° 54' 05" W, A DISTANCE OF 494.90 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 4.303 ACRES OF LAND, MORE OR LESS.

A SURVEY EXHIBIT WAS PREPARED ON THIS SAME DATE. BASIS OF BEARING IS NAD 83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.

I, RICHARD A. GOODWIN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

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FIELD NOTE DESCRIPTION

4.540 ACRES

(ZONING)

BEING 4.540 ACRES OF LAND (197,768 SQ. FT.) SITUATED IN N.C.B. 18288, AND BEING OUT OF THAT CERTAIN 10.625 ACRE REMAINING PORTION OF A CALLED 24.16 ACRE TRACT CONVEYED FRANK & EMMA PERSYN FAMILY LIMITED PARTNERSHIP OF RECORD IN DOCUMENT No. 2006093240 OF THE OFFICIAL RECORDS OF BEXAR COUNTY, TEXAS, SAID 4.540 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT THE NORTHEASTERLY CORNER OF THAT 6.041 ACRE TRACT CONVEYED TO LINDA C. PERSYN BY DEED OF RECORD IN DOCUMENT No. 20160245112 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, COMMON WITH THE NORTHWESTERLY CORNER OF SAID 24.16 ACRE TRACT, AND SITUATED IN THE SOUTHERLY LINE OF BLOCK 66, NCB 18288 OF THE ESTONIA SUBDIVISION, UNIT 7, PHASE-B OF RECORD IN VOLUME 9654, PAGE 39 OF THE PLAT RECORDS OF BEXAR COUNTY, COMMON WITH THE NORTHERLY LINE OF SAID 24.16 ACRE TRACT, FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 66° 08' 57" E, ALONG SAID COMMON LINE AND PARTLY ALONG THE SOUTHERLY LINE OF THAT TRACT CONVEYED TO FCC SAN ANTONIO LLC, DEED OF RECORD IN DOCUMENT No. 20070205377 OF SAID OFFICIAL PUBLIC RECORDS, A DISTANCE OF 398.12 FEET TO THE NORTHWESTERLY CORNER LOT 14, NCB 18288, KELLY COLLISION AND PAINT SUBDIVISION, PLAT OF RECORD IN DOCUMENT No. 20100041448 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, COMMON WITH THE NORTHEASTERLY CORNER OF SAID 10.625 ACRE REMAINING PORTION AND THE NORTHEASTERLY CORNER OF SAID 6.041 ACRE TRACT, FOR THE NORTHEASTERLY CORNER HEREOF;

THENCE, S 24° 52' 30" E, ALONG THE WESTERLY LINE OF SAID LOT 14, NCB 18288, COMMON WITH THE EASTERLY LINE OF SAID 10.625 ACRE REMAINING PORTION, A DISTANCE OF 497.25 FEET TO THE SOUTHEASTERLY CORNER HEREOF;

THENCE, S 66° 15' 33" W, INTO AND ACROSS SAID 10.625 ACRE REMAINING PORTION, A DISTANCE OF 398.08 FEET TO THE SOUTHWESTERLY CORNER HEREOF, SITUATED IN THE EASTERLY LINE OF SAID LINDA C. PERSYN 6.041 ACRE TRACT, COMMON WITH THE WESTERLY LINE OF SAID 10.625 ACRE REMAINING PORTION TRACT;



THENCE, N 24° 52' 53" W, ALONG SAID COMMON LINE, A DISTANCE OF 496.49 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 4.540 ACRES OF LAND, MORE OR LESS.

A SURVEY EXHIBIT WAS PREPARED ON THIS SAME DATE. BASIS OF BEARING IS NAD 83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.

I, RICHARD A. GOODWIN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

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RICHARD A. GOODWIN DATE 10-26-2020
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