

COUNTY OF BEXAR
STATE OF TEXAS

122.092 ACRE TRACT
RESIDENTIAL

PROJ. NO. 15142.00
JANUARY 4, 2019

METES AND BOUNDS DESCRIPTION of a 122.092 acre tract of land situated in the Francisco Ricardo Hernandez Survey No. 6, Abstract 6, County Block 4301, Bexar County, Texas and being a portion of that 135.090 acre tract of land conveyed unto Fischer Road Investments LLC by warranty deed recorded in Volume 18683, Pg. 2207, Bexar County Official Property Records; in all, said 122.092 acre tract being more particularly described as follows:

COMMENCING at a ½" iron rod found on the southeast line of Interstate Highway 35 (a variable width right-of-way, minimum 300 feet) as shown by TXDOT ROW Strip Map CSJ 17-3-29 IH35 coincident with the west corner of Lot 1, Block 4 as shown by plat of D. Castro Subdivision recorded in Volume 9560, Page 137, Bexar County Deed and Plat Records and the north corner of said 135.090 acre tract;

THENCE, along the northeast line of said 135.090 acre tract, South 35° 52' 01" East, pass the common south corner of said Lot 1, and a west corner of a portion of property originally used as Fischer Road, in all a total distance of 914.79 feet to a point for the northeast corner and the ***POINT OF BEGINNING*** of the herein described tract of land;

THENCE, continuing along the northeast line of said 135.090 acre tract, the southwest line of current Fischer Road, the following courses:

South 35° 52' 01" East, 312.34 feet to a ½" iron rod found,
South 27° 50' 47" East, 196.91 feet to a ½" iron rod found (Precision cap),
South 19° 47' 25" East, 366.52 feet, and

South 27° 24' 50" East, 7.25 feet to a point at the northeast corner of a 20' private road for the east corner of said 135.090 acre tract and the herein described tract of land,

THENCE, along the southeast line of said 135.090 acre tract, the northwest line of said 20' private road, South 54° 08' 37" West, 1,547.30 feet to a ½" iron rod found and South 54° 16' 52" West, 2,237.78 feet to a point at the common east corner of a 10.000 acre tract conveyed unto Jose Torres by warranty deed recorded in Volume 17251, Page 695, said Official Records and the south corner of said 135.090 acre tract and the herein described tract of land;

THENCE, along the southwest line of said 135.090 acre tract, North 35° 50' 32" West, 1,258.90 feet to a point on the southeast line of said Interstate Highway 35 coincident with the north corner of said 10.000 acre tract and the west corner of said 135.090 acre tract and the herein described tract of land and the beginning of a non-tangent curve to the left;

THENCE, along the southeast line of said Interstate Highway 35, the following courses:

Along the arc of said curve with an arc length of 880.69 feet, a radius of 11,609.20 feet a delta of 4° 20' 48" and a chord bearing and distance of 47° 10' 35" East, 880.48 feet to a TXDOT Type I monument,

North 44° 58' 07" East, 860.46 feet to a TXDOT Type II monument,
North 49° 15' 29" East, 200.41 feet to a TXDOT Type II monument,
North 44° 57' 24" East, 344.49 feet to a TXDOT Type II monument,

North 50° 16' 27" East, 200.96 feet to a TXDOT Type II monument,
North 55° 27' 22" East, 414.13 feet a TXDOT Type II monument, and
North 44° 57' 32" East, 378.85 feet to a point,

THENCE, across said 135.090 acre tract, South 35° 52' 01" East, 778.30 and North 54° 07' 59" East, 662.82 feet to the **POINT OF BEGINNING**.

Containing in all, 5,318,336 square feet or 122.092 acres of land.

Bearings referenced herein are based on Texas State Plane Coordinate System for the South Central Zone, 4204 (NAD83, 2011 adjustment).

This political metes and bounds description is based on an on-the-ground survey of the original 135.090 acre tract conducted by Westwood Professional Services personnel under my direct supervision on January 5, 2019 and a proposed partition of land provided by UP Engineering. This description shall not be used for conveyance nor construction purposes whatsoever.



Jason R. Gabriel, RPLS
Texas No. 6530