

COUNTY OF BEXAR
STATE OF TEXAS

3.527 ACRE TRACT
COMMERCIAL

PROJ. NO. 15142.00
JANUARY 4, 2019

METES AND BOUNDS DESCRIPTION of a 3.527 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 3.527 acre tract being more particularly described as follows:

BEGINNING 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 and the **POINT OF BEGINNING** of the herein described tract of land;

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 397.13 feet to a point for the east corner of the herein described tract of land;

THENCE, across said 135.090 acre tract, the following courses:

South 54° 07' 59" West, 283.55 feet,
North 35° 52' 01" West, 61.52 feet,
South 54° 17' 08" West, 175.00 feet, and

North 35° 42' 52" West, 252.23 feet to a point on the southeast line of said Interstate Highway 35, the northwest line of said 135.090 acre tract for the west corner of the herein described tract of land;

THENCE, along the southeast line of said Interstate Highway 35, North 40° 56' 03" East, 123.37 feet to a TXDOT Type II monument and North 44° 55' 34" East, 342.18 feet to the **POINT OF BEGINNING**.

Containing in all, 153,644 square feet or 3.527 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