



METES AND BOUNDS DESCRIPTION
FOR A
10.000 ACRE TRACT OF LAND
“ZONING”

Being a 10.000 acre tract of land situated in the Francisco A. Ruiz Survey No. 47, Abstract No. 614, County Block 4300, in Bexar County, Texas, and being the remaining portion of a called 30.00 acre tract of land, as conveyed to Charles A. Timms, and recorded in Volume 10475, Page 2232, of the Official Public Records of Bexar County, Texas, and said 10.000 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½” iron pin found in the Southwesterly Right-of-Way (R.O.W.) line of Fischer Road (a variable width R.O.W.), being the most Northerly corner of a called 0.52 acre tract of land, as conveyed to Glen Alan DeLosh, and recorded in Volume 17090, Page 328, of the Official Public Records of Bexar County, Texas, and being the most Easterly corner of said 30.00 acre tract of land and this herein described tract of land;

THENCE departing the Southwesterly R.O.W. line of said Fischer Road, and with the common line between said 30.00 acre tract of land and said 0.52 acre tract of land, S 30° 51’ 48” W, a distance of 274.70 feet to a point in the common line between said 30.00 acre tract of land and said 0.52 acre tract of land, and being an Easterly corner of this herein described tract of land;

THENCE with the Southeasterly line of said 30.00 acre tract of land, the Northwesterly line of said 0.52 acre tract of land, the Northwesterly line of a called 0.50 acre tract of land, as conveyed to Richard Rodriguez, and recorded in Volume 6643, Page 1742, of the Official Public Records of Bexar County, Texas, and with the Northwesterly line of a called Tract 1, out of the Herrera Subdivision, as recorded in Volume 6633, Page 842, of the Deed Records of Bexar County, Texas, as conveyed to Luis Herrera, and recorded in Volume 16416, Page 283, of the Official Public Records of Bexar County, Texas, S 27° 49’ 59” W, a distance of 208.13 feet to a point for a Southeasterly corner of said 30.00 acre tract of land, being the most Westerly corner of said Tract 1, being the most Northerly corner of a called Tract 2, out of said Herrera Subdivision, as conveyed to Roland C. Herrera, and recorded in Volume 1405, Page 724, of the Official Public Records of Bexar County, Texas, and being a Southeasterly corner of this herein described tract of land;

THENCE continuing with the Southeasterly line of said 30.00 acre tract of land, with the Northwesterly line of said Tract 2, and with the Northwesterly line of a called Tracts 3, 4 and 5, as conveyed to Roland C. Herrera, and recorded in Volume 13950, Page 938, of the Official Public Records of Bexar County, Texas, S 27° 09' 52" W, a distance of 339.96 feet to a point in the Northwesterly line of said Tracts 3, 4 and 5, being in the Southeasterly line of said 30.00 acre tract of land, and being a Southeasterly corner of this herein described tract of land;

THENCE continuing with the Southeasterly line of said 30.00 acre tract of land, with the Northwesterly line of said Tracts 3, 4 and 5, and with the Northwesterly line of a called Tract 1, out of the H.L. Tharp Subdivision, as recorded in Volume 2213, Page 481, of the Deed Records of Bexar County, Texas, as conveyed to Oliver C. Dack, and recorded in Volume 10493, Page 622, of the Official Public Records of Bexar County, Texas, S 28° 50' 26" W, a distance of 245.34 feet to a point in the common line between said 30.00 acre tract of land and said Oliver C. Dack Tract 1, and being the most Southerly corner of this herein described tract of land;

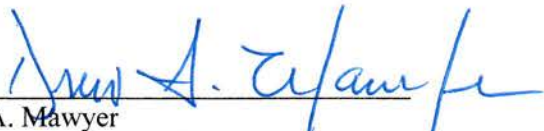
THENCE departing the common line between said 30.00 acre tract of land and said Oliver C. Dack Tract 1, and across and through said 30.00 acre tract of land, N 45° 47' 39" W, a distance of 437.01 feet to a point for the most Westerly Southwest corner of this herein described tract of land;

THENCE continuing across and through said 30.00 acre tract of land, N 29° 35' 10" E, a distance of 1,063.00 feet to a point in the Southwesterly R.O.W. line of aforementioned Fischer Road, being in the Northeasterly line of said 30.00 acre tract of land, and being the most Northerly corner of this herein described tract of land;

THENCE with the Southwesterly R.O.W. line of said Fischer Road, same being the Northeasterly line of said 30.00 acre tract of land, S 45° 47' 39" E, a distance of 418.62 feet to the POINT OF BEGINNING, and containing 10.000 acres of land, more or less.

"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Bearings based on the Texas State Plane Coordinate System, South Central Zone (4204), North American Datum of 1983.



Drew A. Mawyer
Registered Professional Land Surveyor No. 5348
TBPLS Firm Registration #10191500
5151 W. State Highway 46, New Braunfels, TX 78132
LJA039- TIMMS- 10 AC ZONING- 062619

