



METES AND BOUNDS DESCRIPTION
FOR A
27.037 ACRE TRACT OF LAND

Being a 27.037 acre tract of land and the remaining portion of a 30.893 acre tract of land situated in the John Saladin Survey 404, Abstract No. 299, in the City of Schertz, Guadalupe County, Texas, as described in Volume 1467, Page 695 of the Official Public Records of Guadalupe County, Texas and said 27.037 acre tract of land being more particularly described as follows:

BEGINNING at a "MAG" nail found in the Northwesterly right-of-way line of Interstate Highway 35, being the Southeasterly corner of Lot 1, Block 1, Discount Tire-TXS 11363 Subdivision as recorded in Volume 19, Page 150 of the Official Public Records of Guadalupe County, Texas

THENCE with the boundary lines of said Discount Tire Subdivision, and across and through said 30.893 acre tract of land, the following calls:

N 27° 30' 26" W a distance of 304.19 feet to a "MAG " nail found for corner;

S 62° 29' 34" W a distance of 143.50 feet to a "MAG " nail found for Northwesterly corner of said Discount Tire-TXC 11363 Subdivision;

THENCE departing said Discount Tire Subdivision, and across and through said 30.893 acre tract of land, the following calls:

N 27° 30' 26" W, a distance of 350.50 feet to a point for a corner;

S 61° 20' 14" W, a distance of 2.29 feet to a point for the most Easterly corner of Time Trail, (Called Four Oaks Lane per Street signs) a dedicated R.O.W. as shown on Wal-Mart Supercenter Subdivision #3391-00 as recorded in Volume 6, Page 677-679 of the Map and Plat Records of Guadalupe County;

THENCE with said Four Oaks Lane:

N 27° 34' 28" W a distance of 60.01 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for the Northeasterly corner of said Four Oaks Lane;

S 61° 20' 14" W a distance of 148.20 feet to a ½" iron pin with cap stamped "MOY SURVEY" found for the Southeasterly corner of a 9.386 acre tract of land as described in Volume 878, Page 893 of the Official Public Records of Guadalupe County, Texas, and being a Westerly corner of this herein described 27.037 acre tract of land;

THENCE departing the Northwesterly right-of-way line of said Four Oaks Lane, and with the Northeasterly line of said 9.386 acre tract of land, N 27° 32' 52" W a distance of 566.91 feet to a ½" iron pin with cap stamped "MOY SURVEY" found for the Northeasterly corner of said 9.386 acre tract of land, and being in the Southeasterly line of a 28.928 acre tract of land as recorded in Volume 1810, Page 362 of the Official Public Records of Guadalupe County, Texas, and being the most Westerly corner of this herein described 27.037 acre tract of land;

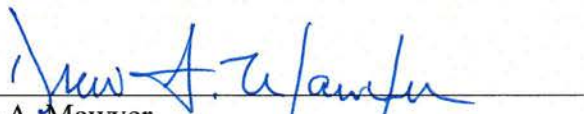
THENCE departing the Northeasterly corner of said 9.386 acre tract of land, and with the Southeasterly line of said 28.928 acre tract of land, N 59° 29' 57" E, at 824.73 feet passing the Southeasterly corner of said 28.928 acres of land, and continuing with a Southeasterly line of San Antonio Shoe Subdivision as recorded in Volume 4, Page 312 of the Map and Plat Records of Guadalupe County, Texas, and continuing a total distance of 1088.61 feet to a ½" iron pin found for an interior corner of said San Antonio Shoe Subdivision, the most Northerly corner of this herein described 27.037 acre tract of land;

THENCE departing said interior corner, and with a Southwesterly line of said San Antonio Shoe Subdivision, S 30° 27' 21" E a distance of 1016.93 feet to a ½" iron pin found in the Northwesterly right-of-way line of Interstate Highway 35, the most Southerly corner of said San Antonio Shoe Subdivision, and the Southeasterly corner of this herein described 27.037 acre tract of land;

THENCE departing said San Antonio Shoe Subdivision and with the Northwesterly right-of-way line of Interstate Highway 35, S 41° 45' 40" W a distance of 903.50 feet to the POINT OF BEGINNING and containing this herein described 27.037 acre tract of land.

"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, Texas South Central Zone (4204), N.A.D 1983.



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