

Field Notes for a tract of land  
Containing 35.405 acres (1,542,228.37 square feet) tract of land

A 35.405 acre (1,542,228.37 square feet) tract of land situated in the Julian Diaz Survey No. 66, Abstract No. 187, Bexar County Block 5059, Bexar County, Texas, being a portion of a 20.003 acre tract as conveyed to Alfred L. Fluitt by General Warranty Deed with Vendor's Lien, as recorded in Volume 18218, Page 2089, and a portion of a 21.58 acre tract as conveyed to Sue Nell Fluitt by General Warranty Deed with Vendor's Lien, as recorded in Volume 8472, Page 1941, both of the Official Public Records of Bexar County, Texas, said 35.405 acre (1,542,228.37 square feet) tract of land being more particularly described as follows:

**Commencing** at a found 1/2" iron rod on the southeast right of way line of Lower Seguin Road, (Public Right of Way), being the northwest corner of a 2.005 acre tract as conveyed to Carlos Garza, Jr. and wife Margret L. Carty by General Warranty Deed with Vendor's Lien, as recorded in Volume 6541, Page 807, of the Official Public Records of Bexar County, Texas,

**Thence**, with the southwest boundary of said 2.005 acre tract and the northeast boundary of said 20.003 acre tract, South 30 degrees 31 minutes 38 seconds East, a distance of 209.20 feet, to the **Point of Beginning**, being on a northwesterly boundary line of the Schertz City Limits Line, and being the north corner of the herein described tract;

**Thence**, continuing with the southwest boundary of said 2.005 acre tract and the northeast boundary of said 20.003 acre tract, South 30 degrees 31 minutes 38 seconds East, passing the south corner of said 2.005 acre tract being the northwest corner of a 2.003 acre tract as conveyed to James B. Carty by General Warranty Deed with Vendor's Lien, as recorded in Volume 6541, Page 812, of the Official Public Records of Bexar County, Texas, and continuing said course for a total distance of 1,053.09 feet, to a found 1/2" iron rod, being on the northwest boundary of a 194.101 acre tract as conveyed to Seanna Fraser Holtz by General Warranty Deed with Vendor's Lien as recorded in Document Number 20110157688, of the Official Public Records of Bexar County, Texas, being the south corner of said 2.003 acre tract and the southeast corner of the herein described tract;

**Thence**, with the southeast boundary of said 20.003 acre tract and the northwest boundary of said 194.101 acre tract, South 59 degrees 33 minutes 45 seconds West, a distance of 693.68 feet, to a found 1/2" iron rod, being on the northwest boundary of said 194.101 acre tract, and being the east corner of said 21.58 acre tract, being the south corner of said 20.003 acre tract and being an angle point in the herein described tract;

**Thence**, with the southeast boundary of said 21.58 acre tract and the northwest boundary of said 194.101 acre tract, South 59 degrees 39 minutes 33 seconds West, a distance of 1,098.31 feet, to a found 1/2" iron rod (bent), being on a northeast boundary of a 34.335 acre tract as conveyed to Penny Lu Fairley by Revocable Transfer on Death Deed as recorded in Document Number 20180127574, of the Official Public Records of Bexar County, Texas, and being the west corner of said 194.101 acre tract and the southwest corner of the herein described tract;

**Thence**, with the southwest boundary of said 21.58 acre tract and a northeast boundary of said 34.335 acre tract, North 30 degrees 18 minutes 41 seconds West, a distance of 655.26 feet, to a set 1/2" iron rod with an orange plastic cap stamped "MTR ENG", being the south corner of a 15.00 acre tract as conveyed to Michael Asher and Linda S. Harman by General Warranty Deed Reserving a Life Estate as recorded in Document Number 20140093450, of the Official Public Records of Bexar County, Texas, being the west corner of said 21.58 acre tract and the west corner of the herein described tract;


**Thence**, with a northerly boundary of said 21.58 acre tract and the southeast boundary of said 15.00 acre tract, North 59 degrees 32 minutes 37 seconds East, passing the east corner of said 15.00 acre tract, being the south corner of a 2.00 acre tract as conveyed to Salvador P. Alvarez by General Warranty Deed with Vendor's Lien as recorded in Document Number 20060070306, of the Official Public Records of Bexar County, Texas, and continuing said course for a total distance of 840.23 feet to a found 1/2" iron rod with yellow plastic cap stamped "REG NO. 5464", being the southeast corner of said 2.00 acre tract and an interior angle point in the herein described tract;

**Thence**, with the easterly boundary of said 2.00 acre tract, being a westerly boundary of said 21.58 acre tract, North 24 degrees 00 minutes 42 seconds West, a distance of 396.98 feet, to a point on a northwesterly boundary of said Schertz City Limits Line, being the northwest corner of the herein described tract;

**Thence**, with a northwesterly boundary of said Schertz City Limits Line, North 59 degrees 29 minutes 09 seconds East, a distance of 904.23 feet to the **Point of Beginning**, containing 35.405 acres (1,542,228.37 square feet) of land.

**Note:** Basis of bearings was established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone Surface Units.



  
Stephanie L. James, R.P.L.S.  
Registered Professional Land Surveyor  
No. 5950  
Date: 2021-02-03      Job No. 20151  
VB