



Ace Surveying, Inc.

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**5.889 ACRES
COMAL COUNTY, TEXAS**

A field note description of a 5.889 acre tract of land situated in the City of Schertz, Comal County, Texas, out of the Martin & Walker Survey 113, Abstract 414, being the same tract of land called 5.851 acres and described in deed recorded in Document #200906018773 of the Official Public Records of Comal County, Texas and being more particularly described by metes and bounds as follows: (Note: All iron pins set are ½" rebar with pink plastic cap stamped "RKB 5409", Basis of bearing is WGS 84)

Beginning at a TxDot Type II monument found for the south corner of the herein described tract and said 5.851 acres, in the northwest right-of-way line of Interstate Highway 35;

Thence N 32°35'05" W, along the southwest line of the herein described tract and said 5.851 acres and a northeast line of said Lot 3, at 4.77 feet pass a TxDot Type II monument found in the northwest right-of-way line of said Interstate Highway 35 and an east corner of Lot 3, Block 1 of the Stone Creek RV Park Subdivision according to plat recorded in Document #201206042305 of the Official Public Records of Comal County, Texas and continuing on the same course for a total distance of 1003.80 feet to an iron pin found for the west corner of the herein described tract and said 5.851 acre tract, an angle point of said Lot 3 and the south corner of a 5.404 acre tract of land described in deed recorded in Volume 739, Page 804;

Thence N 58°15'23" E, 259.99 feet along the northwest line of the herein described tract and said 5.851 acre tract and the southeast line of said 5.404 acre tract to an iron pin found for the north corner of the herein described tract and said 5.851 acres and the west corner of a 3.527 acre tract of land described in deed recorded in Volume 356, Page 729 of the Official Public Records of Comal County, Texas;

Thence S 32°44'39" E, along the northeast line of the herein described tract and said 5.851 acres and the southwest line of said 3.527 acres, at 941.47 feet pass an TxDot Type II monument found for the south corner of said 3.527 acre tract, in the northwest right-of-way line of aforesaid Interstate Highway 35, and continuing on the same course for a total distance of 955.39 feet to a nail found in concrete for the east corner of the herein described tract and said 5.851 acres and the northwest right-of-way line of said Interstate Highway 35;

Thence along the southeast boundary of the herein described tract and said 5.851 acres and the northwest right-of-way line of said Interstate Highway 35 the following 2 calls:

- 1) S 46°10'18" W, 142.98 feet to a nail found in concrete for an angle point;
- 2) S 49°38'12" W, 123.52 feet to the place of beginning and containing 5.889 acres of land according to a survey made on the ground on April 1, 2016 by Ace Surveying, Inc.



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File: I35 K Wing & E Woolsey
Corresponding Drawing Prepared

