

LEGAL DESCRIPTION

BEING a 3.556 acre tract of land situated in the FRANCISCO RODRIGUEZ SURVEY No. 99, ABSTRACT No. 484, Comal County, Texas, and being the same called 3.564 acres described in deed to Milton R Saunders and wife, Joyce L. Saunders as recorded in Document No. 9806014330 & Document No. 2108221747, of the Official Records, Comal County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found on the Southeast Right-of-Way of Farm to Market Road 482 (FM 482), a variable width Right-of-Way, for the Northeast corner of a called 1.261 acre tract of land described as "Tract 2" in deed to Gordon Ward as recorded in Document No. 202006001775, of said Official Records, same being the Northwest corner of a called 2.011 acre tract of land described in deed to Nital Properties, LLC. as recorded in Document No. 201106043797, of said Official Records, **THENCE South 63°21'57" West**, along said Southeast Right-of-Way line, the Northwest line of said 1.261 acres and the Northwest line of a called 0.75 acres described as "Tract 1" in said deed to Gordon Ward, Doc. No. 202006001775, of said Official Records, a distance of **287.65 feet**, to a 1/2 inch iron rod found for the **POINT OF BEGINNING**, same being the Northwest corner of said 0.75 acres, also being the Northeast corner of said 3.564 acres and the herein described tract;


THENCE South 29°36'56" East, along the common line of said 0.75 acres and 3.564 acre tract, a distance of **291.42 feet** to a 1/2 inch iron rod capped "DATAPOINT#10194585" set on the Northwest Right-of-Way of the Union Pacific Rail Road (U.P.R.R.), a 100 foot Right-of-Way, for the Southwest corner of said 0.75 acres and the Southeast corner of said 3.564 acres;

THENCE South 68°52'14" West, along the Northwest line of said U.P.R.R., same being the South line of said 3.564 acre tract, a distance of **599.14 feet** to a 1/2 inch iron rod capped "DATAPOINT#10194585" set at the intersection of said U.P.R.R. Right-of-Way and the East Right-of-Way of Friesenhahn Road, for the Southwest corner of this tract and said 3.564 acres, from which a 1/2 inch iron rod found, bears North 09°43'25" East, a distance 0.61 feet;

THENCE North 29°28'28" West, along the common line of said 3.564 acres and Friesenhahn Road, a distance of **231.60 feet**, to a 1/2 inch iron rod capped "DATAPOINT#10194585" set at the Southeast intersection of said Friesenhahn Road and said FM 482, same being the Northwest corner of said 3.564 acres and this tract;

THENCE North 63°08'59" East, along said Southeast Right-of-Way of FM 482 and the North line of said 3.564 acres, a distance of **592.70 feet** to the **POINT OF BEGINNING**, containing 154,907 Square Feet and/or **3.556 acres** of land, more or less.

I, Tyler J. Willis, Registered Professional Land Surveyor No. 6877 of the State of Texas, do hereby certify this plat shows the results of an on the ground survey made under my direction.
Original signed and stamped in red ink.


Tyler J. Willis

Date of Signature: April 24, 2024

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6877
FIRM REGISTRATION/LICENSE NO. 10194585
FOR DATAPOINT SURVEYING AND MAPPING
12450 NETWORK BLVD, SUITE 155
SAN ANTONIO, TX. 78249
(726) 777-4240 OFFICE
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