



**METES AND BOUNDS DESCRIPTION  
FOR A 0.694 ACRE TRACT OF LAND (Tract 2)**

July 12, 2023

Being a 0.694 acre tract of land, more or less, out of a 3.334 acre tract of land, deeded to Gil and Michael Vargas in Volume 18231, Page 1095 of the Real Property Records of Bexar County, Texas, being out of the F.R. Hernandez Survey No. 6, Abstract No. 6, County Block 4301, said 2.641 acres being more particularly described by metes and bounds as follows:

**BEGINNING:** at a ½" iron rod set along the east line of said 3.334 acre tract, said point being **North 26°04'27"** East, a distance of **494.96 feet**, from a ½" iron rod found on the northeast Right-of-Way of Fischer Road, being the southeast corner of said 3.334 acres and southeast corner of a 2.641 acre tract of land, referred to as Tract 1 (also surveyed on this day), and also being the southeast corner of a 15 foot strip of land (called Tract 3) being a part of and out of said Tract 1, for the southernmost corner and **POINT OF BEGINNING** of this tract (hereinafter referred to as Tract 2);

**THENCE:** **North 45°28'49" West**, crossing said 3.334 acre tract, a distance of **254.08 feet**, to a ½" iron rod set on the west line of said 3.334 acres, also being the northwest corner of said Tract 2, for the westernmost corner of this tract;

**THENCE:** **North 24°13'12" East**, generally along a chain-link fence, a distance of **125.00 feet** to a found 60d nail in concrete, being the northwest corner of said 3.334 acre tract and northernmost corner of this tract;

**THENCE:** **South 45°46'42" East**, generally along a chain-link and barbed wire fence line, distance of **257.90 feet** to a found 4" metal post, for the easternmost corner of this tract;

**THENCE:** **South 26°04'27" West**, a distance of **125.00 feet** to the **POINT OF BEGINNING** and containing 0.694 of and acre tract of land, more or less, according to a survey made on the ground.

**TOGETHER WITH:**

A 0.170 of an acre (7,423 sq. ft.), strip of land 15 foot wide (hereinafter referred to as Tract 3), being a part and out of said Tract 1, running along and parallel to the east line of said Tract 1 and east line of said 3.334 acre tract, from the northwest R.O.W. line of said Fischer Road and terminating at the south line of said Tract 2. (proposed future ingress/egress for Tract 2)

**SouthCentral Surveyors of Texas**

Peter A. Aguirre, R.P.L.S.

Registration No. 5464

Job # 23-0143-001 (Tract 2)

A drawing of even job number and date was also prepared.

