



Open Range Field Services, LLC

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39350 IH-10 West, Ste. 1, Boerne, TX 78006

Z-2023-10700342 S

CB 4005 P-21 ABS 15
(SOUTHSIDE STUDY AREA 3 ANNEXATION)

**LEGAL DESCRIPTION FOR
0.1859 ACRES (8,100 SQ.FT.)
TENANT'S LEASED PREMISES 'A'**

BEING 0.1859 (8,100 SQ.FT.) OF LAND OUT THE FERNANDO RODRIGUEZ SURVEY, ABSTRACT NO. 15, COUNTY BLOCK 4005, OF BEXAR COUNTY, TEXAS; SAID 0.1859 ACRES BEING OUT OF THE DAVID FRIESENHAHN CALLED 489.290 ACRE TRACT RECORDED IN VOLUME 9571, PAGE 1250 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (OPRBCT); SAID 0.1859 ACRES BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found 1/2" rebar for a northwest corner of said FRIESENHAHN called 489.290 acre tract, being on the southwestern Right-of-Way of MAUERMANN ROAD (Public R.O.W.), from which a found 1/2" rebar with no identification for the northeast corner of said FRIESENHAHN called 489.290 acre tract bears South 57°04'44" East, a distance of 2946.12 feet, and from which a found 1/2" rebar with no identification for an interior corner of said FRIESENHAHN called 489.290 acre tract bears South 34°03'59" West, a distance of 411.74 feet for reference;

THENCE South 57°04'44" East, a distance of 60.10 feet, along the northeastern boundary of said FRIESENHAHN called 489.290 acre tract, the southwestern Right-of-Way of MAUERMANN ROAD (Public R.O.W.) to a northwest corner of an INGRESS/EGRESS & PUBLIC UTILITY EASEMENT 'B' surveyed this same day;

THENCE South 34°08'49" West, a distance of 60.01 feet, through the interior of said FRIESENHAHN called 489.290 acre tract, along the northwestern boundary of said INGRESS/EGRESS & PUBLIC UTILITY EASEMENT 'B', to a point for the southwest corner of said INGRESS/EGRESS & PUBLIC UTILITY EASEMENT 'B', being the northwest corner of the herein described tract and the **POINT OF BEGINNING**;

THENCE continuing through the interior of said FRIESENHAHN called 489.290 acre tract the following courses:

1. South 57°04'44" East, a distance of 90.00 feet;
2. South 32°55'16" West, a distance of 90.00 feet;
3. North 57°04'44" West, a distance of 90.00 feet;
4. North 32°55'16" East, a distance of 90.00 feet to the **POINT OF BEGINNING**.

CONTAINING: 0.1859 acres (8,100 sq.ft.) of land.



The Basis of Bearings is Texas State Plane Coordinate System, South Central Zone, NAD 1983. Distances and acreages are reported in State Plane Grid. This description was based on a survey made on the ground under my supervision completed on June 13, 2023 from which a map of survey was prepared and made a part hereof.

Janssen M. Robichaux, RPLS #6611
Job No. ORFSB-1000-624 (JDB/JMR) | January 10, 2024
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