

**MARTINEZ
SURVEYING & MAPPING CO.
Firm # 101822-00
P.O. Box 17971
San Antonio, Texas 78217
(210) 829-4244**

STATE OF TEXAS
COUNTY OF BEXAR

1.748 ACRE TRACT

All that certain tract or parcel of land containing 1.748 acres in the City of San Antonio, Bexar County, Texas, out of the Joseph Peasley Survey No. 319, Abstract 584, New City Block 18229, being a portion of that certain tract called 3.000 acres described in conveyance from Frank Chervinskis and Karen Chervinskis to Luis Carlos Cantu and Monica Young De Cantu, of record in Volume 11523, Page 1608, Real Property Records of Bexar County, Texas; Save & Except that certain 0.0502 acre tract conveyed to the State of Texas, of record in Document # 20220151411, Official Public Records of Bexar County, Texas.

- BEGINNING:** at a 5/8" iron pin found with 3" diameter aluminum TxDot cap located on the Southeast right of way line of Interstate Highway 10 at the South corner of State of Texas, 0.0502 acre tract, of record in Document # 20220151411, Official Public Records of Bexar County, Texas and same being the East corner of State of Texas, 0.0480 acre tract, of record in Document # 20220009957, Official Public Records of Bexar County, Texas, at the North corner of the remaining portion of Francisco & Jovita Olvera, remaining portion of 3.111 acre tract, of record in Document # 20200166927, Official Public Records of Bexar County, Texas, for the West corner of this tract;
- THENCE:** North 68 deg. 44 min. 32 sec. East, 156.22 feet along with the Southeast right of way line of Interstate Highway 10 to a 5/8" iron pin found with 3" diameter aluminum TxDot cap, at the East corner of said State of Texas, 0.0502 acre tract, same being the South corner of State of Texas, 0.0556 acre tract, of record in Document # 20220009957, Official Public Records of Bexar County, Texas, at the West corner of Sherrie Clark, remaining portion of 2.823 acre tract, of record in Volume 16041, Page 1716, Official Public Records of Bexar County, Texas, for the North corner of this tract;
- THENCE:** South 60 deg. 00 min. 42 sec. East, 623.37 feet to a point located on the City Limits line and the common line between said 3.00 acre tract and said Clark tract, for the East corner of this tract;
- THENCE:** South 68 deg. 44 min. 32 sec. West, 157.06 feet along the City Limit line and across said 3.00 acre tract to a point on the common line between said 3.00 acre tract and said Olvera tract, for the South corner of this tract;
- THENCE:** North 59 deg. 57 min. 05 sec. West, 622.84 feet to the POINT OF BEGINNING.

Bearing Basis – North 59 deg. 57 min. 05 sec. West, 1092.30 feet – along the Southwest line of said 3.00 acre tract, as obtained from GPS Observations using WGS84, NAVD88.



A handwritten signature in blue ink that reads "Reynaldo Martinez Jr." with a stylized flourish at the end.

REYNALDO MARTINEZ JR.
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5482
W. O. # 22-9-25
September 27, 2022
(SEE ATTACHED SURVEY PLAT)