



P.O. BOX 992 | 6477 FM 311, SPRING BRANCH, TX 78070
WWW.SHERWOODSURVEYING.COM
TBPELS FIRM #10044200

FIELDNOTE DESCRIPTION
0.188 ACRES
ALLEY ABANDONMENT

BEING A 0.188 ACRE (8,198 SQ. FT.) PORTION OF A CALLED 15' WIDE ALLEY, DEDICATED BY THE FAIRFIELD MANOR SUBDIVISION PLAT RECORDED IN VOLUME 3975, PAGE 255 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND SHOWN ON THE R+L COMMERCIAL ESTATES RE-PLAT RECORDED IN DOCUMENT NO. 20220029497 OF SAID DEED AND PLAT RECORDS; SAID 0.188 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD WITH A YELLOW CAP STAMPED "SHERWOOD SURVEYING" FOUND IN THE NORTHERLY RIGHT OF WAY LINE OF KILREA DRIVE (50' R.O.W.); AT THE SOUTHEAST CORNER OF LOT 32, BLOCK 5, NEW CITY BLOCK 12632, OF SAID R+L COMMERCIAL ESTATES SUBDIVISION; FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 00°55'18" W, ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 32, A DISTANCE OF 481.40 FEET TO AN IRON ROD WITH YELLOW CAP STAMPED "SHERWOOD SURVEYING" FOUND AT AN INTERIOR CORNER OF SAID LOT 32; FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, N 88°53'49" E, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 32, A DISTANCE OF 81.07 FEET TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 01°06'11" E, ACROSS SAID 15' ALLEY DEDICATION, A DISTANCE OF 15.19 FEET TO A POINT FOR THE SOUTHERLY NORTHEAST CORNER OF THIS TRACT; FROM WHICH AN IRON ROD WITH YELLOW CAP STAMPED "SHERWOOD SURVEYING" FOUND AT THE WEST CORNER OF LOT 42 OF SAID FAIRFIELD MANOR SUBDIVISION; AT THE NORTHEAST CORNER OF LOT 50, BLOCK 5, NEW CITY BLOCK 12856, OF SAID R+L COMMERCIAL ESTATES SUBDIVISION BEARS N 88°50'39" E, A DISTANCE OF 1.00 FOOT;

THENCE, S 88°50'39" W, ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 50, A DISTANCE OF 52.35 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHERLY NORTHWEST CORNER OF SAID LOT 50; FOR AN ANGLE CORNER OF THIS TRACT;

THENCE, S 43°36'48" W, ALONG THE NORTHWESTERLY BOUNDARY LINE OF THAT SAID LOT 50, A DISTANCE OF 20.16 FEET TO A 1/2 IRON ROD FOUND AT THE SOUTHERLY NORTHWEST CORNER OF SAID LOT 50; FOR AN ANGLE CORNER OF THIS TRACT;

THENCE, S 00°56'49" E, ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 50, A DISTANCE OF 451.88 FEET TO AN IRON ROD WITH YELLOW CAP STAMPED "SHERWOOD SURVEYING" FOUND IN THE NORTHERLY RIGHT OF WAY LINE OF KILREA DRIVE; AT THE SOUTHWEST CORNER OF SAID LOT 50; FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, S 89°04'02" W, ALONG THE NORTHERLY RIGHT OF WAY LINE OF KILREA DRIVE, A DISTANCE OF 14.82 FEET TO THE POINT OF BEGINNING CONTAINING AN AREA OF 0.188 ACRES OF LAND, MORE OR LESS. A SURVEY EXHIBIT WAS PREPARED ON THIS SAME DATE. BASIS OF BEARING IS NAD 83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.



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(CONTINUED FROM PAGE 1 OF 2)

I, RICHARD A. GOODWIN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

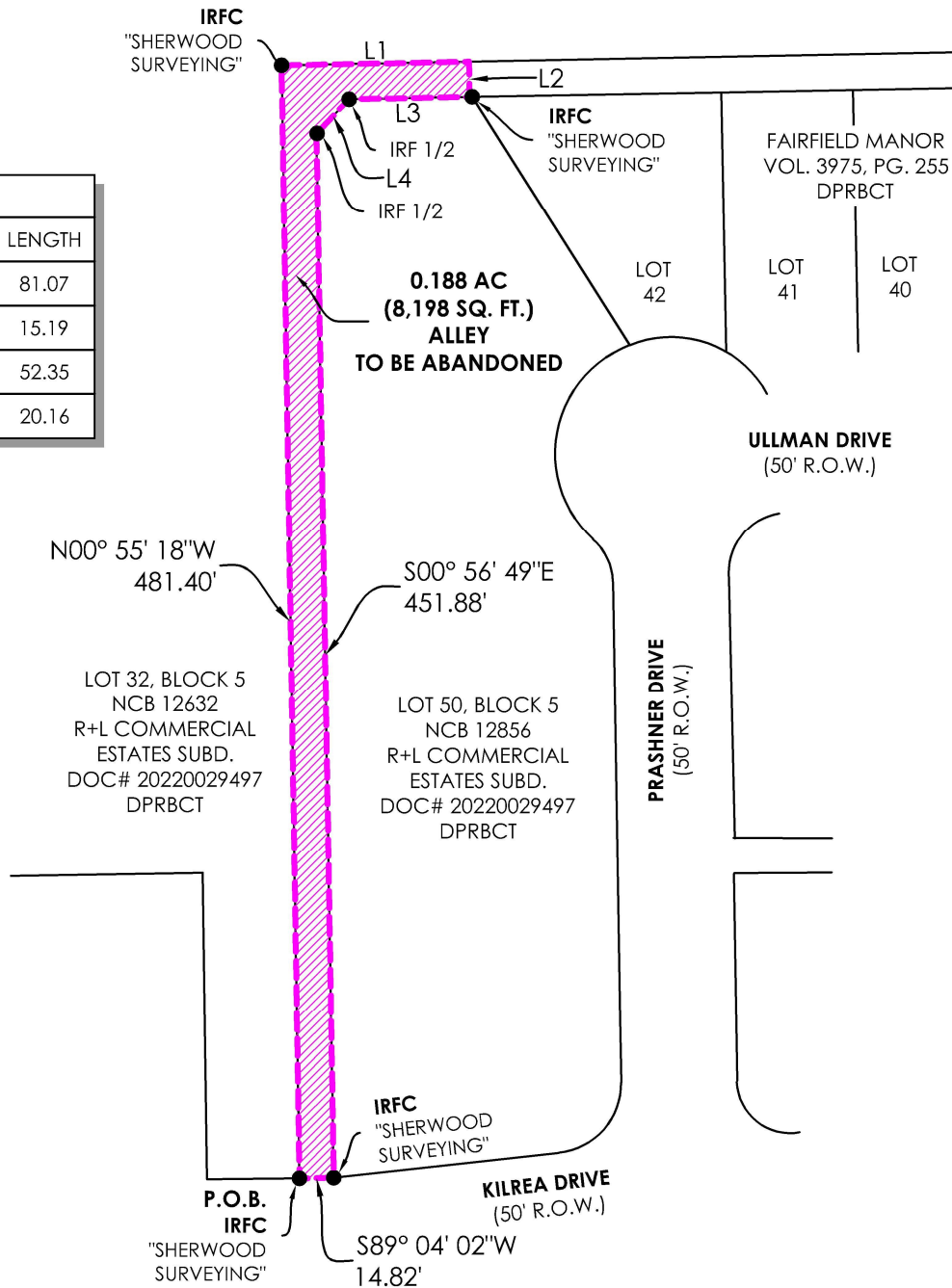
A handwritten signature in blue ink, appearing to read "R. A. Goodwin", is written over a horizontal line.

06/27/2022

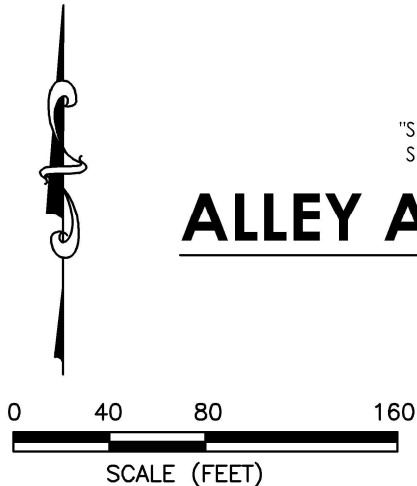
RICHARD A. GOODWIN
R.P.L.S. 4069 STATE OF TEXAS
PROJECT NO. 20MAN001



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N88° 53' 49"E	81.07
L2	S01° 06' 11"E	15.19
L3	S88° 50' 39"W	52.35
L4	S43° 36' 48"W	20.16

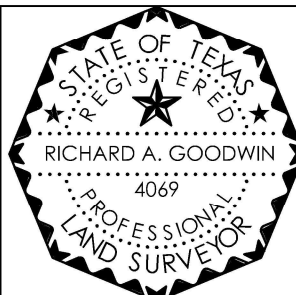


ALLEY ABANDONMENT EXHIBIT



LEGAL DESCRIPTION

BEING A 0.188 ACRE (8,198 SQ. FT.) PORTION OF A CALLED 15' WIDE ALLEY, DEDICATED BY THE FAIRFIELD MANOR SUBDIVISION PLAT RECORDED IN VOLUME 3975, PAGE 255 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND SHOWN ON THE R+L COMMERCIAL ESTATES RE-PLAT RECORDED IN DOCUMENT NO. 20220029497 OF SAID DEED AND PLAT RECORDS.



SURVEYORS CERTIFICATE

I, RICHARD A. GOODWIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, REGISTRATION NUMBER 4069, HEREBY STATE THAT DURING THE MONTH OF JUNE, 2022, A SURVEY OF THE REAL PROPERTY SHOWN HEREON WAS MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Richard A. Goodwin 06/27/2022
RICHARD A. GOODWIN DATE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4069

DATE: 06/27/2022 DRAWN BY: NLS PROJECT No. 20MAN001