

FIELD NOTES
FOR A
BEING A 0.859 ACRES TRACT OF LAND,
BEXAR COUNTY, TEXAS'
KNOWN AS TRACT 1
February 28, 2006

THIS CERTAIN 0.859 ACRE TRACT OF LAND, BEING A PORTINO OF A 1.641 ACRE TRACT OF LAND, AS RECORDED IN VOLUME 10514, PAGE 1728 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, NEW CITY BLOCK 63, CITY OF SAN ANTONIO, BEXAR COUTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A ½ INCH IRON ROD FOUND IN THE NORTHEAST RIGHT OF WAY LINE OF PEDEN ST., BEING THE SOUTHWEST COTHER OF A 1.046 ACRE TRACT, AS CONVEYED IN VOLUME 8169, PAGE 707 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS ANF THE NORTHWEST CORNER AND THE POINT OF BEGINNING OF THIS 0.859 ACRE TRACT AS FOLLOWS;

- THENCE: NORTH 43 DEGREES 28 MINUTES 00 SECONDS EAST, DEPARTING THE NORTHEAST RIGHT OF WAY LINE OF PEDEN ST, ALONG THE SOUTH LINE OF THIS 0.859 ACRE TRACT, A DISTANCE OF 219.89 FEET TO A ½ INCH IRON ROD FOUND, BEING THE NORTHEAST CORNER OF THIS TRACT;
- THENCE: SOUTH 45 DEGREES 22 MINUTES 26 SECONDS EAST, ALONG THE NORTHEAST LINE OF THIS TRACT, BEING THE SOUTHWEST LINE OF THE M.K&T. RAILROAD, A DISTANCE OF 170.10 FEET TO A ½ INCH IRON ROD SET, BEING THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE: SOUTH 43 DEGREES 37 MINUTES 14 SECONDS EAST, IN,OVER AND ACROSS SAID 1.641 ACRE TRACT, BEING THE SOUTH LINE OF THIS 0.859 ACRE TRACT, A DISTANCE OF 220.77 FEET TO A ½ INCH IRON ROD SET, IN THE NORTHEASDT RIGHT OF WAY LINE OF PEDEN ST, BEING THE SOUTHWEST CORNER OF THIS TRACT;

Fisher Engineering, Inc.

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THENCE: NORTH 45 DEGREES 04 MINUTES 04 SECONDS WEST, ALONG THE
NORTHEAST RIGHT OF WAY LINE OF PEDEN ST. A DISTANCE OF 169.53 FEET
TO THE POINT OF BEGINNING AND CONTAINING 0.859 ACRES (37,406 SQ.
FT.) OF LAND.

THIS DESCRIPTION IS BASED ON A LAND TITLE SURVEY AND PLAT MADE UNDER MY
SUPERVISION IN FEBRUARY 2006 (NOTE ALL PINS HEREIN DESCRIBED ARE 1/2 INCH IRON
REBAR).



NEIL F. FISHER
REGISTERED PROFESSIONAL LAND SURVEYOR
FISHER ENGINEERING, INC.
PROJECT #06-02028
02/28/06



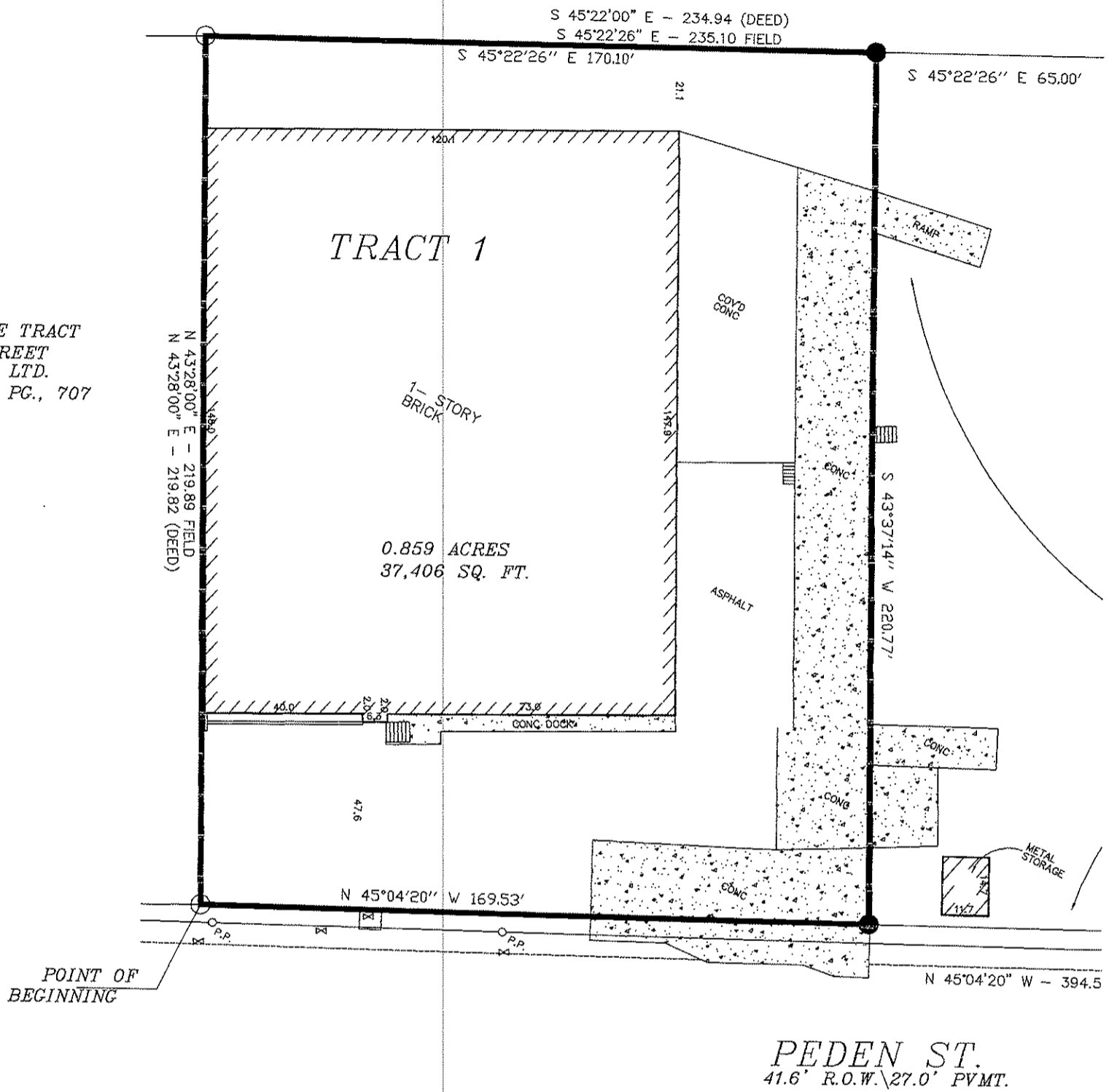
THESE FIELD NOTES MAY NOT CONFORM TO THE SUBDIVISION REGULATIONS OF VARIOUS
GOVERNMENT ENTITIES.

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M. K. & T. RAILROAD

1.046 ACRE TRACT
 PEDEN STREET
 PARTNERS LTD.
 VOL. 8169, PG., 707



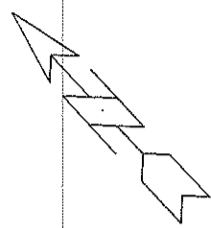
PEDEN ST.
 41.6' R.O.W. 27.0' PVMT.



FISHER
 ENGINEERING, INC.
 84 NE LOOP 410, SUITE 150
 SAN ANTONIO, TEXAS 78216

LEGEND

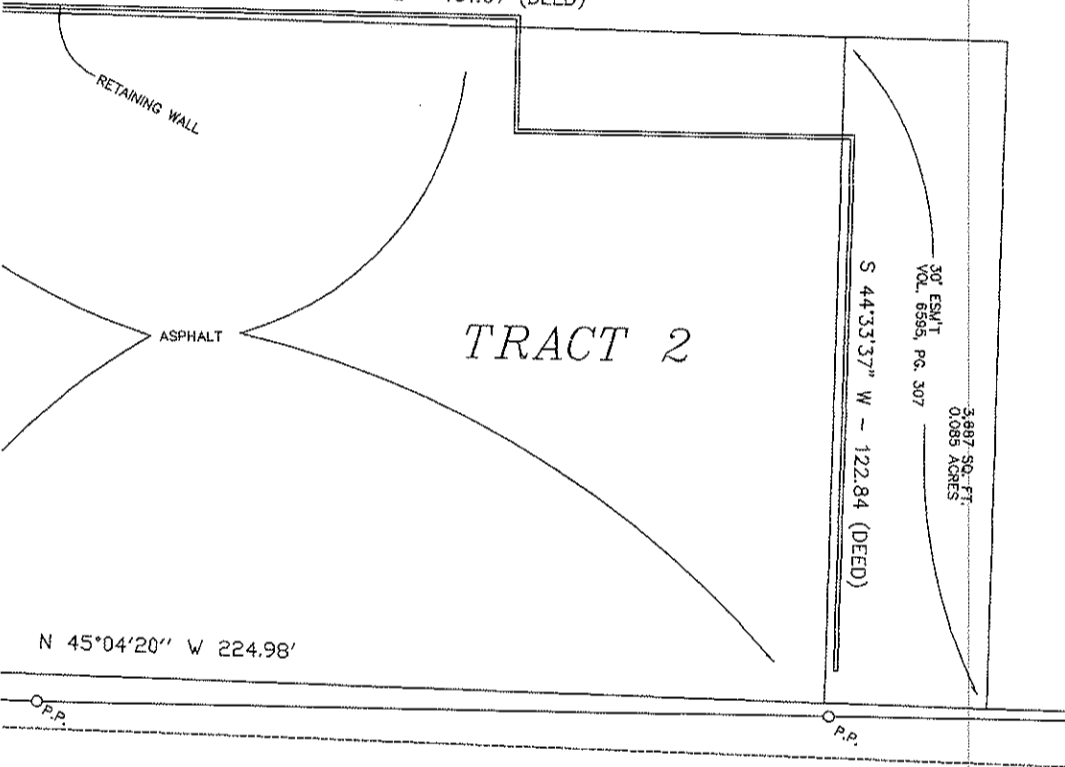
- 1/
- 1/
- ⊗ "X"
- WK
- CF
- BA
- ED
- WC



S 43°27'37" W - 99.02 (DEED)

LOT 2D
0.4872 ACRE TRACT
SOFLO PLAZA LTD.
VOL. 10452, PG. 681

S 45°21'25" E - 161.97 (DEED)



S 44°33'37" W - 122.84 (DEED)
30' EASMT
VOL. 8995, PG. 307
3887 SQ. FT.
0.0885 ACRES

N 45°04'20" W 224.98'

* SEE FIELD NOTES

LOT NO. * _____ BLOCK NO. _____ SUBDIVISION _____
SECTION OR UNIT _____ N.C.B. NO. 63 VOL. _____ PG. _____
STREET ADDRESS 319 PEDEN ST. CITY SAN ANTONIO
COUNTY BEXAR SURVEY FOR CROSS & COMPANY REFERENCE _____

STATE OF TEXAS, COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROCHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

SCALE: 1" = 30'

THE BEARINGS ON THIS SURVEY PLAT ARE BASED OFF OF THE RECORDED SUBDIVISION PLAT BEARING ALONG THE COMMON PROPERTY LINE DIR. D.W. OF PEDEN ST.
THIS PLAT MAY NOT CONFORM TO THE SUBDIVISION REGULATIONS OF VARIOUS GOVERNMENTAL ENTITIES.

RESTRICTIONS:
VOL. 5911, PG. 385 D.R.

- PIN FOUND
- PIN SET
- IN CONC.
- ICE
- < FENCE
- IRE FENCE
- PAVEMENT
- RE FENCE

BORROWER: _____



Neil F. Fisher

WORK ORDER: 06-02028