

Heritage Oaks Master Development Plan
Perimeter Description
66.23 Acres

State of Texas
County of Guadalupe

Fieldnotes, for 66.23 Acres situated in the Toribio Herrera Survey Number 68, Abstract Number 153, Guadalupe County, Texas, being a portion of Blocks 31, 32, 34, 39, 41 and 42, all of Blocks 33, 35-38 and 40 of Live Oak Hills Subdivision as recorded in Volume 2, Page 146 of the Map and Plat Records of Guadalupe County, Texas, together with the adjacent Street Right-of-Way as shown on the said Plat of Live Oak Hills Subdivision, a portion of 23.811 Acre tract, described in a Deed from Stanley J. Friesenhahn and Joan F. Friesenhahn, as Trustees of the 1987 Friesenhahn Family Trust to Anthony W. Eugenio as recorded in Volume 2142, Page 580 of the Official Public Records of Guadalupe County, Texas; said 66.23 Acres, being more fully described by metes and bounds as follows:

Beginning, at a 1/2 Inch Iron Rod with Orange plastic cap stamped "Westwood 6530" found, on the Southwest Right-of-Way of Schertz Parkway, the Northwest line of the said Block 41, for the North corner of this tract;

Thence, South 29°53'58" East, with the Southwest Right-of-Way of the said Schertz Parkway, at 297.26 Feet, pass a 1/2 Inch Iron Rod with Orange plastic cap stamped "Westwood 6530" found, on the Northwest line of Lot 13, Block 41 of the said Plat of Live Oak Hills Subdivision and a tract described in a Deed from Diana Rae Ramirez-Garcia, Elizabeth Anne Ramirez-Hernandez, Rene Antonio Ramirez, and Lauren Allyse Primacio to Anthony W. Eugenio as recorded in Document Number 202399011218, of the said Official Public Records, at 372.38 Feet, pass a 1/2 Inch Iron Rod with Orange plastic cap stamped "Westwood 6530" found, on the Southwest line of the said Lot 13, in all 521.19 Feet to an Inner Ell corner of this tract;

Thence, with the Southwest Right-of-Way of the said Schertz Parkway, as follows:

- North 60°06'02" East, 15.00 Feet, for an Outer Ell corner of this tract;
- South 29°53'58" East, 75.00 Feet, for an Outer Ell corner of this tract;
- South 60°06'02" West, 15.00 Feet, for an Inner Ell corner of this tract;
- South 29°53'58" East, 549.81 Feet, to a Mag Nail with Washer stamped "Westwood 6530" found, on the Northwest line of Lot 17, Block 42 of the said Plat of Live Oak Hills Subdivision, and a tract described in a Deed from Daniel Schoenwald to Schertz Cibolo Universal City Independent School District, as recorded in Volume 2764, Page 844, of the said Official Public Records, for an East corner of this tract;

Thence, departing the Southwest Right-of-Way of the Said Schertz Parkway, with the Northwest and Southwest boundary of the said Lot 17, as follows:

- South 60°24'07" West, 105.12 Feet, to a 1/2 Inch Iron Rod with Orange plastic cap stamped "Westwood 6530" found, for the West corner of the said Lot 17, an Inner Ell corner of this tract;
- South 29°43'32" East, 69.91 Feet, to a 1/2 Inch Iron Rod found, on the North line of a tract of land described in a Deed from LCRA Transmission Services Corporation to The City of Schertz, as recorded in Document Number 201999018963 of the said Official Public Records, for the South corner of the said Lot 17, an East corner of this tract;

Thence, South 60°10'53" West, with the North line of the City of Schertz Tract, at 120.19 Feet, pass the Northeast Right-of-Way of Odell Lane, as shown on the said Plat of Live Oak Hills Subdivision, at 180.19 pass a 1/2 Inch Iron Rod found, on line, on the Southwest Right-of-Way of the said Odell Lane, at 419.97 Feet pass a 1/2 Inch Iron Rod with Orange plastic cap stamped "Westwood 6530" found, on the Northeast Right-of-Way of Nile Lane, as shown on the said Plat of Live Oak Hills Subdivision, the West corner of Lot 1, of the said Block 39 and a Tract described in a Deed from Lower Colorado River Authority to LCRA Transmission Services Corporation, as recorded in Document Number 201899026032 of the said Official Public Records, in all 449.97 Feet, for an Inner Ell corner of this tract;

Thence, South 29°40'48" East, with the Center line of the said Nile Lane, 69.94 Feet, to the Southeast line of the said Live Oak Hills Subdivision, for an Outer Ell corner of this tract;

Thence, South 60°06'28" West, with the Southeast line of the said Live Oak Hills Subdivision, passing the Southwest Right-of-Way of the said Nile Lane, 34.90 Feet, to a 1/2 Inch Iron Rod with Orange plastic cap stamped "Westwood 6530" found, for the West corner of Lot 38, Block 16 Carolina Crossing Subdivision Unit 8, as recorded in Volume 6, Page 300 of the said Map and Plat Records, a North corner of the said 23.811 Acre tract, an Inner Ell corner of this tract;

Thence, South 30°00'17" East, departing the Southeast line of the said Live Oak Hills Subdivision, with the common line of the said Block 16 and the said 23.811 Acre tract, 1,173.06 Feet, to a 1/2 Inch Iron Rod found, on the Northwest line of Lot 29, Block 14, Carolina Crossing Subdivision Unit 7, as recorded in Volume 6, Page 219 of the said Map and Plat Records, for the South corner of the said Unit 8, the East corner of the said 23.811 Acre tract and this tract;

Thence, South 60°05'49" West, with the common line of the said Unit 7 and the said 23.811 Acre tract, 232.60 Feet, to a 1/2 Inch Iron Rod found, for a corner of the said Unit 7, the said 23.811 Acre tract and this tract;

Thence, South 59°54'20" West, continuing with the said Common line, 464.57 Feet, to a 1/2 Inch Iron Rod with Orange plastic cap stamped "Westwood 6530" found, for a corner of the said Unit 7, the said 23.811 Acre tract and this tract;

Thence, South 58°32'22" West, continuing with the said Common line, 53.59 Feet, to a 1/2 Inch Iron Rod found, for the North corner of a 5.714 Acre tract, designated Tract 1, in a Deed from Centex Homes to City of Schertz, Texas as recorded in Volume 4070, Page 776 of the said Official Public Records, the West corner of the said Unit 7, for a corner of the said 23.811 Acre tract and this tract;

Thence, South 59°52'15" West, with the common line of the said 5.714 Acre tract and the said 23.811 Acre tract, 175.15 Feet, to a 1/2 Inch Iron Rod with Orange plastic cap stamped "Westwood 6530" found, for the East corner of a 1.192 Acre tract, described in a Deed from Anthony W. Eugenio to City of Schertz as recorded in Volume 2742, Page 269 of the said Official Public Records, the South corner of this tract;

Thence, with the Northeast Boundary of the said 1.192 Acre tract, the Southwest Boundary of this tract, as follows:

- North 73°38'44" West, 207.50 Feet, to a 1/2 Inch Iron Rod found, for a corner of the said 1.192 Acre tract and the beginning of a curve to the Right with a Radius of 275.52 Feet, a Delta of 33°17'08" and Arc Length of 160.06 Feet and a Chord which bears, North 57°03'29" West, 157.82 Feet;
- with the Arc of the said Curve to the Right, 160.06 Feet, to a 1/2 Inch Iron Rod with Orange plastic cap stamped "Westwood 6530" found, for a corner of a 0.807 Acre tract, designated Parcel 5, in a Deed from Tom J. Sheridan Properties, LTD, to City of Schertz, as recorded in Volume 2708, Page 726 of the said Official Public Records, the North corner of the said 1.192 Acre tract, a corner of this tract;

Thence, North 22°20'19" West, with the Northeast line of a 5.977 Acre tract, designated Parcel 6, in the said Volume 2708, Page 726, and the said 0.807 Acre tract, 386.33 Feet to a 1/2 Inch Iron Rod with Orange plastic cap stamped "Westwood 6530" found, for the South corner of a 9.167 Acre tract, described in a Deed from The 1987 Friesenhahn Family Trust to Guadalupe Valley Electric Cooperative, Inc., as recorded in Volume 1145, Page 543 of the said Official Public Records, a West corner of the said 23.811 Acre tract and this tract;

Thence, with the common line of the said 9.167 Acre tract and the said 23.811 Acre tract, as follows:

- North 59°52'45" East, 794.96 Feet, to a Mag Nail with washer stamped "Westwood 6530" found, for the East corner of the said 9.167 Acre tract, an Inner Ell corner of the said 23.811 Acre tract;
- North 30°07'01" West, 500.02 Feet, to a 1/2 Inch Iron Rod found, on the Southeast line of the said Live Oak Hills Subdivision, the Southwest Right-of-Way of Mora Lane, as shown on the said Plat of Live Oak Hills Subdivision, the East corner of Lot 18, Block 35 of the said Live Oak Hills Subdivision, a West corner of the said 23.811 Acre tract, an Inner Ell corner of this tract;

Thence, South 60°00'53" West, with the common line of the said Live Oak Hills Subdivision and the said 9.167 Acre tract, 270.03 Feet, to the Center of Lyric Lane, as shown on the said Live Oak Hills Subdivision, for an Outer Ell corner of this tract;

Thence, North 29°43'41" West, departing the said Common line, with the Center line of the said Lyric Lane, 71.62 Feet, for an Inner Ell corner of this tract;

Thence, South 60°02'05" West, at 30.00 Feet pass a 1/2 Inch Iron Rod with Orange plastic cap stamped "Westwood 6530" found, on the Southwest Right-of-Way of the said Lyric Lane, for the North corner of Lot 18, Block 34, of the said Live Oak Hills Subdivision and a tract described in a Deed from Warren Larck and wife, Evelyn V. Larck to City of Schertz, Texas as recorded in Volume 976, Page 531 of the said Official Public Records, continuing with the Northwest line of the said Lot 18, in all 150.09 Feet, to a 1/2 Inch Iron Rod with Orange plastic cap stamped "Westwood 6530" found, for the West corner of the said Lot 18, an Inner Ell corner of this tract;

Thence, South 30°24'29" East, with the Southwest line of the said Lot 18, 72.28 Feet, to a 1/2 Inch Iron Rod with Orange plastic cap stamped "Westwood 6530" found, on the Northwest line of the said 9.167 Acre tract, the Southeast line of the said Live Oaks Hills Subdivision, for the South corner of the said Lot 18, an Outer Ell corner of this tract;

Thence, South 59°46'34" West, with the common line of the said 9.167 Acre tract and the said Live Oak Hills Subdivision, 300.75 Feet, to a 1/2 Inch Iron Rod with Orange plastic cap stamped "Westwood 6530" found, for the East corner of Lot 1, Block 31, of the said Live Oak Hills Subdivision, a South corner of this tract;

Thence, North 29°49'47" West, departing the said Common line, with the Northeast line of Lots 1-9, of the said Block 31 and Lots 1-8, of Block 32, of the said Live Oak Hills Subdivision, at 633.07 Feet, pass a 1/2 Inch Iron Rod found, on the Southeast Right-of-Way of the said Wiederstein Road, in all 1,284.55 Feet, to a 1/2 Inch Iron Rod found, on the Northwest line of the said Live Oak Hills Subdivision for the North corner of the said Lot 8, Block 32, the West corner of Lot 9, of the said Block 32 and this tract;

Thence, North 59°58'33" East, with the Northwest line of the said Live Oak Hills Subdivision, 1,604.28 Feet, to the **Point of Beginning**, containing 66.23 Acres (2,884,928 Square Feet) of Land, more or less.