

## **1.5 ACRE OFFICE RETAIL**

<b><u>LOCATION:</u></b>	7458 Prue Rd. Between Babcock Rd. and Bandera Rd.
<b><u>PROPERTY DESCRIPTION:</u></b>	1.53 acres with 445 feet of frontage.
<b><u>POTENTIAL USE:</u></b>	Attractive site suitable for light retail or office.
<b><u>MAP GRID:</u></b>	NCB 14667 BLK Q LOT NW PT OF 7 NCB 15824 LOT P-103
<b><u>ZONING:</u></b>	C1
<b><u>AREA DEVELOPMENT:</u></b>	Area is surrounded by fully developed residential properties. Close proximity to Medical Center, USAA and UTSA.
<b><u>UTILITIES:</u></b>	Available
<b><u>TOPOGRAPHY:</u></b>	Relatively level.
<b><u>COMMENTS:</u></b>	Bonus! Buyers agent commission 6%
<b><u>CONTACT:</u></b>	If you have any questions please call <u>Ariel Texas Star</u> at (210) 344-1699 or e-mail: <a href="mailto:arieltexasstar@sbcglobal.net">arieltexasstar@sbcglobal.net</a>

CHELSEA CREEK SUBD. UNIT-2  
VOL. 9548, PG. 61

LOT 108

TRACT II  
0.5446 ACRES  
23,734 SQ. FT.

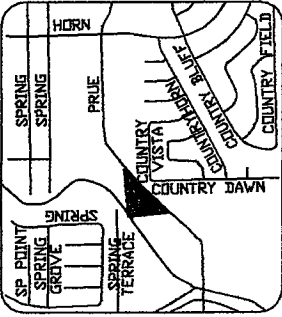
P-103  
HORN COMPANY  
VOL. 11470, PG. 167

WESTFIELD SUBD. UNIT-2  
VOL. 9542, PG. 153

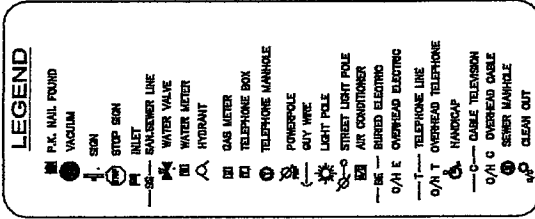
TRACT I  
0.9909 ACRES  
43,164 SQ. FT.

REMAINDER OF  
OF LOT 7

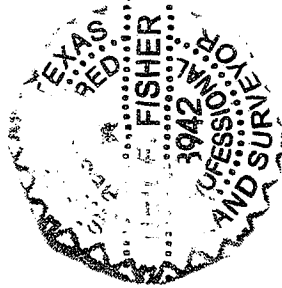
PRUE ROAD  
86.0' E.O.M. 162.0' E.M.  
VOL. 9616, PG. 108-110



VICINITY MAP



LEGEND



SEE FIELD NOTES  
LOT NO. \_\_\_\_\_ BLOCK NO. \_\_\_\_\_ ALAMO FARMSTEADS SUBDIVISION  
SECTION OR UNIT \_\_\_\_\_ N.C.E. NO. 14667 VOL. 961 SAN ANTONIO, TEXAS PG. 373-374  
STREET ADDRESS 7458 PRUE ROAD  
COUNTY BEXAR SURVEY FOR RESIDUAL TITLE REFERENCE 108274

STATE OF TEXAS, COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN  
EXAMINATION OF THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF BEXAR,  
AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS  
SHOWN ABOVE.

THE BEARINGS ON THIS SURVEY PLAT ARE BASED UPON THE RECORDED SUBDIVISION PLAT  
BEARING ALONG THE COMMON PROPERTY LINE OF \_\_\_\_\_ BLK. DE PRUE ROAD  
THIS PLAT MAY NOT CONFORM TO THE SUBDIVISION REGULATIONS OF VARIOUS  
GOVERNMENTAL ENTITIES.

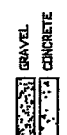
WORK ORDER 06-06018 DATE 06/27/06

SCALE: 1"=40'

RESTRICTIONS:  
DELETED

- LEGEND
- 1/2" IRON PIN FOUND
  - 1/2" CUT ON CONCL.
  - WOOD FENCE
  - CHAIN LINK FENCE
  - BARBED WIRE FENCE
  - POST AND RAIL FENCE
  - ROVER WIRE FENCE

BORROWER:



FISHER  
ENGINEERING, INC.  
11000 N. LOOP WEST, SUITE 100  
HOUSTON, TEXAS 77040

*E. Fisher*  
REGISTERED PROFESSIONAL LAND SURVEYOR #3942 06/27/06

FIELD NOTES  
FOR A  
BEING A 0.9909 ACRES TRACT OF LAND,  
BEXAR COUNTY, TEXAS,  
KNOWN AS TRACT I  
June 13, 2006

THIS CERTAIN 0.9909 ARE TRACT OF LAND, BEING A PORTION OUT OF LOT 7, BLOCK Q, NEW CITY BLOCK 14667, ALAMO FARMSTEADS SUBDIVISION, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AS RECORDED IN VOLUME 980, PAGES 373-374, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, BEING THE SAME TRACT OF LAND AS CONVEYED IN VOLUME 4526, PAGE 86 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A ½ INCH IRON ROD FOUND IN THE NORTHWEST RIGHT OF WAY LINE OF PRUE ROAD, BEING THE SOUTHEAST CORNER OF LOT 31, BLOCK 20, WESTFIELD SUBDIVISION, UNIT 2, BEXAR COUNTY, TEXAS, AS RECORDED IN VOLUME 9542, PAGE 153 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AS THE POINT OF COMMENCING;

THENCE: NORTH 43 DEGREES 20 DEGREES 42 MINUTES EAST, ALONG THE NORTHWEST RIGHT OF WAY LINE OF PRUE ROAD, A DISTANCE OF 1212.53 FEET TO A ½ INCH IRON ROD FOUND, BEING THE SOUTHWEST CORNER OF THIS TRACT AND POINT OF BEGINNING OF THIS 0.9909 ACRES, AS THE POINT OF BEGINNING;

THENCE: NORTH 00 DEGREES 35 MINUTES 41 SECONDS WEST, DEPARTING THE NORTHWEST RIGHT OF WAY LINE OF PRUE ROAD, ALONG THE WEST LINE OF THIS 0.9909 ACRE TRACT, A DISTANCE OF 282.07 FEET TO A ½ INCH IRON ROD FOUND, BEING THE NORTHERN MOST CORNER OF THIS TRACT;

THENCE: SOUTH 89 DEGREES 50 MINUTES 22 SECONDS EAST, ALONG THE NORTH LINE OF THIS 0.9909 ACRE TRACT, BEING THE SOUTH LINE OF A PARCEL OF LAND DESIGNATED AS P-103, A DISTANCE OF 315.06 FEET TO A ½ INCH IRON ROD FOUND IN THE NORTHWEST RIGHT OF WAY LINE OF PRUE ROAD, BEING THE NORTHEAST CORNER OF THIS TRACT;

## **Fisher Engineering, Inc.**

11825 RADIUM • SAN ANTONIO, TEXAS 78216 •  
210.308.9991 OFFICE • 210.308.6148 FAX • [FEI@GOFEI.COM](mailto:FEI@GOFEI.COM)

THENCE: ALONG THE NORTHWEST RIGHT OF WAY LINE OF PRUE ROAD, BEING THE SOUTHEAST LINE OF THIS 0.9909 ACRE TRACT OF LAND, AS FOLLOWS;

1. SOUTH 49 DEGREES 01 MINUTES 30 SECONDS WEST, A DISTANCE OF 333.13 FEET TO A ½ INCH IRON ROD FOUND, BEING AN ANGLE POINT;
2. SOUTH 44 DEGREES 01 MINUTES 23 SECONDS WEST, A DISTANCE OF 87.23 FEET TO THE POINT OF BEGINNING AN CONTAINING 0.9909 ACRES (43,164 SQ. FT.) OF LAND;

THIS DESCRIPTION IS BASED ON A LAND TITLE SURVEY AND PLAT MADE UNDER MY SUPERVISION IN JUNE 2006 (NOTE ALL PINS HEREIN DECRIBED ARE ½ INCH IRON REBAR).



NEIL F. FISHER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
FISHER ENGINEERING, INC.  
PROJECT #06-06018  
06/13/06



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

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FIELD NOTES  
FOR A  
BEING A 0.5446 ACRES TRACT OF LAND,  
BEXAR COUNTY, TEXAS,  
KNOWN AS TRACT II  
June 13, 2006

THIS CERTAIN 0.5446 ARE TRACT OF LAND, BEING A PARCEL OF LAND DESIGNATED AS P-103, NEW CITY BLOCK 15824, BEING OUT OF THE ANSELMO PRUE SURVEY NUMBER 20, ABSTRACT NUMBER 574, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING THE SAME TRACT OF LAND AS CONVEYED IN VOLUME 11470, PAGE 1617 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A ½ INCH IRON ROD FOUND IN THE NORTHWEST RIGHT OF WAY LINE OF PRUE ROAD, BEING THE SOUTHEAST CORNER OF LOT 31, BLOCK 20, WESTFIELD SUBDIVISION, UNIT 2, BEXAR COUNTY, TEXAS, AS RECORDED IN VOLUME 9542, PAGE 153 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AS THE POINT OF COMMENCING;

THENCE: NORTH 43 DEGREES 20 DEGREES 42 MINUTES EAST, ALONG THE NORTHWEST RIGHT OF WAY LINE OF PRUE ROAD, A DISTANCE OF 1212.53 FEET TO A ½ INCH IRON ROD FOUND, BEING THE SOUTHWEST CORNER OF A 0.9909 ACRES, AS AN ANGLE POINT;

THENCE: NORTH 00 DEGREES 35 MINUTES 41 SECONDS WEST, DEPARTING THE NORTHWEST RIGHT OF WAY LINE OF PRUE ROAD, ALONG THE WEST LINE OF THIS 0.9909 ACRE TRACT, A DISTANCE OF 282.07 FEET TO A ½ INCH IRON ROD FOUND, BEING THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THIS 0.5446 ACRE TRACT, AS THE POINT OF BEGINNING;

THENCE: NORTH 00 DEGREES 37 MINUTES 28 SECONDS WEST, ALONG THE WEST LINE OF THIS 0.5446 ACRE TRACT, A DISTANCE OF 67.00 FEET TO A ½ INCH IRON ROD FOUND, BEING THE NORTHWEST CORNER OF THIS TRACT;

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THENCE: SOUTH 89 DEGREES 51 MINUTES 11 SECONDS EAST, ALONG THE NORTH LINE OF THIS TRACT, BEING THE SOUTH LINE OF LOT 108, OF THE CHELSEA CREEK SUBDIVISION, UNIT 2, AS RECORDED IN VOLUME 9548, PAGE 61 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, A DISTANCE 392.76 FEET TO A ½ INCH IRON ROD FOUND IN THE NORTHWEST RIGHT OF WAY LINE OF PRUE ROAD, BEING THE NORTHEAST CORNER OF THIS TRACT;

THENCE: SOUTH 49 DEGREES 00 MINUTES 55 SECONDS WEST, ALONG THE NORTHWEST RIGHT OF WAY LINE OF PRUE ROAD, A DISTANCE OF 101.96 FEET TO A ½ INCH IRON ROD FOUND, BEING THE SOUTHEAST CORNER OF THIS TRACT;

THENCE: NORTH 89 DEGREES 50 MINUTES 22 SECONDS WEST, DEPARTING THE NORTHWEST RIGHT OF WAY LINE OF PRUE ROAD, ALONG THE COMMON LINE OF THIS 0.5446 ACRE TRACT AND A 0.9909 ACRE TRACTG, A DISTANCE OF 315.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.5446 ACRES (23,734 SQ. FT.) OF LAND.

THIS DESCRIPTION IS BASED ON A LAND TITLE SURVEY AND PLAT MADE UNDER MY SUPERVISION IN JUNE 2006 (NOTE ALL PINS HEREIN DESCRIBED ARE ½ INCH IRON REBAR).



NEIL F. FISHER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
FISHER ENGINEERING, INC.  
PROJECT #06-06018B  
06/13/06



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7458 PRUE RD  
1.5 Acres

talbot sq, san a

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