

FIELD NOTES - LEGAL DESCRIPTION

51.40 ACRE TRACT
BEING a 51.40 acre tract of land lying in the Antonio Maria Esnaurizar Survey, Section 1, Abstract 98, Subdivision 61, Comal County, Texas, and being all of the 51.40 acre tract described in a deed of distribution to the Sara A. Espinoza Trust and the Joshua J. Marburger Trust and recorded in document No. 202206034773, Official Public Records of Comal County, Texas, and also being described by a drawing (V\_EX\_ALTA.dwg) attached to and made part hereof and more particularly described as follows:

BEGINNING at a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." in the east right-of-way line of FM 1101 (80' width right-of-way), for the west corner of the aforementioned 51.40 acre tract, the most northern corner of the Freheit Acres Subdivision Unit One described in plot and recorded in volume 6, page 153, Map Records of Comal County, Texas, and for the west corner of the herein described 51.40 acre tract;

THENCE along the east right-of-way (ROW) of the aforementioned FM 1101, along the northwest line of the aforementioned 51.40 acre tract, N45°21'56"E (Record - S44°24'W per volume 110, page 329) a distance of 1,588.75 feet to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." for the west corner of a called 50.64 acre tract described to Timmermann Properties, Inc. recorded in volume 271, page 344 of the Deed Records of Comal County, Texas, same also being the north corner of said 51.40 acre tract and the north corner of the herein described 51.40 acre tract;

THENCE leaving the east ROW line of the aforementioned FM 1101, along the southwest line of the aforementioned Timmermann Tract, S44°32'4"E (Record - N43°58'W per volume 110, page 329) a distance of 1,412.03 feet to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." in the northwest line of a called 15.241 acre tract described in a deed to Station Ventures, LLC and recorded in document number 202206032532, Official Public Records of Comal County, Texas, for the south corner of said Timmermann Tract and the east corner of the herein described 51.40 acre tract;

THENCE S44°56'14"W (Record - S45°52'W per volume 109, page 136), a distance of 15.43 feet to a 1/2" iron rod found in the southeast line of the herein described 51.40 acre tract for the west corner of the aforementioned 15.247 acre tract and the north corner of the Canyon Heights Subdivision Unit Three, described in plot and recorded in volume 11, page 335 of the Map Records of Comal County, Texas;

THENCE continuing along the southeast line of the aforementioned 51.40 acre tract and the northwest line of the aforementioned Northview Subdivision Unit Three, S44°56'14"W a distance of 730.11 feet to a 60D nail found for an interior east corner of a 25' wide Pipe Line Easement, described and recorded in volume 164, page 214, Official Public Records of Comal County, Texas;

THENCE continuing along the southeast line of the aforementioned 51.40 acre tract and the northwest line of the aforementioned Northview Subdivision Unit Three, S44°56'14"W a distance of 255.22 feet to a 1/2" iron rod found in the northwest line of the Canyon Heights Subdivision Unit Two, described in plot and recorded in volume 9, page 154 of the Map Records of Comal County, Texas, for the north corner of Block 4, Lot 10 and the west corner of Block 4, Lot 9;

THENCE continuing along the southeast line of the aforementioned 51.40 acre tract and the northwest line of the aforementioned Canyon Heights Subdivision Unit Two, S44°56'14"W, a distance of 289.95 feet to a 1/2" iron rod found in the west corner of said Canyon Heights Subdivision Unit Two, and the north corner of the Canyon Heights Subdivision Unit 3, described in plot and recorded in volume 10, page 168 of the Map Records of Comal County, Texas;

THENCE continuing along the southeast line of the aforementioned 51.40 acre tract and the northwest line of the aforementioned Canyon Heights Subdivision Unit 3, S44°56'14"W, a distance of 279.63 feet to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." in the northeast line of a called 3.945 acre tract described in a deed to Dollar Mobile Home Park, Inc. and recorded in document number 201106003184 of the Official Public Records of Comal County, Texas, for the west corner of the aforementioned Canyon Heights Subdivision Unit 3, and the south corner of the herein described 51.40 acre tract;

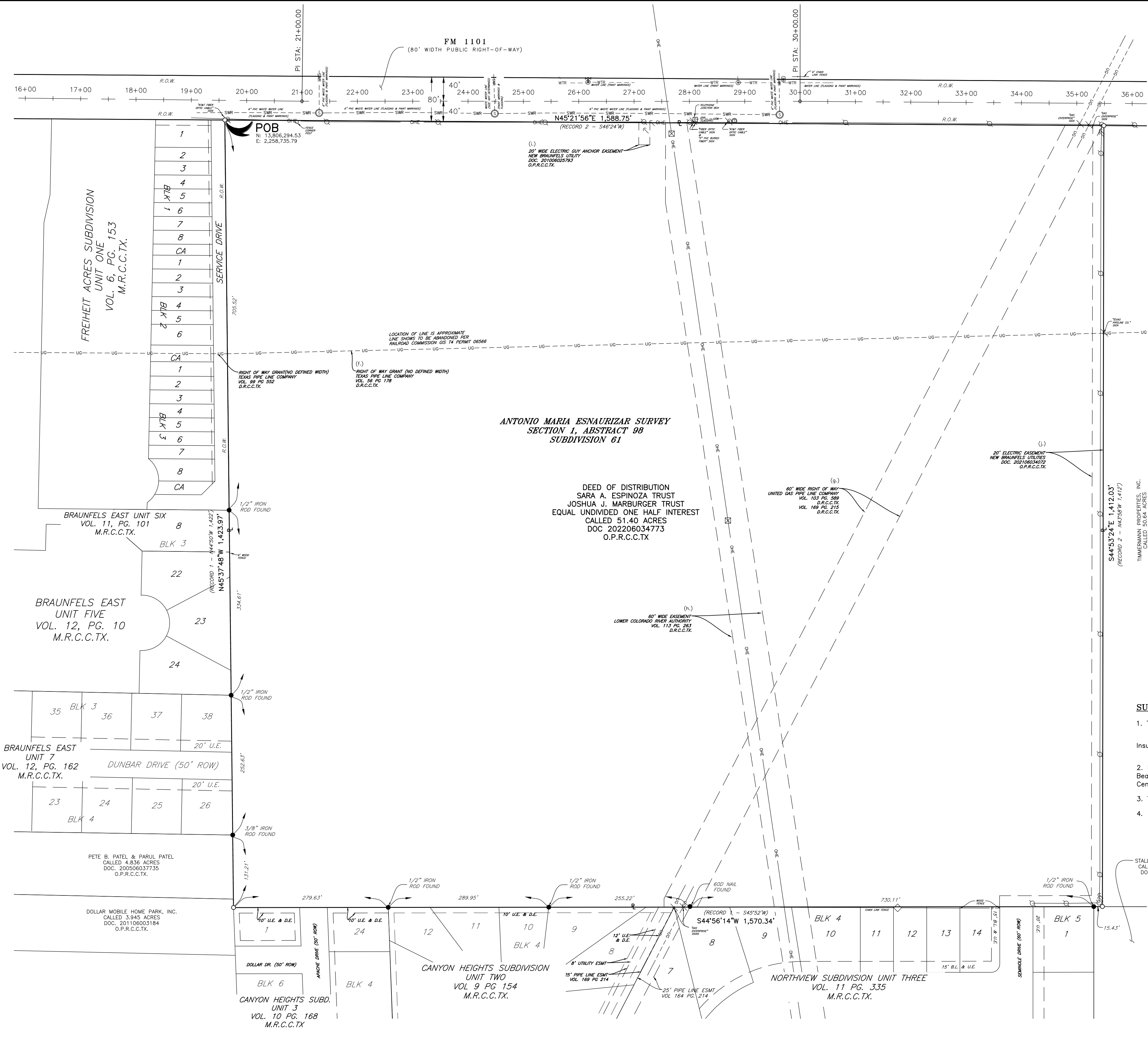
THENCE along the southwest line of the herein described 51.40 acre tract and the northeast line of a called 4.836 acre tract described in a deed to Pete B. Patel & Parul Patel and recorded in document number 200506037735, Official Public Records of Comal County, Texas, for the north corner of said Canyon Heights Subdivision Unit 3, described in plot and recorded in volume 12, page 162 of the Map Records of Comal County, Texas;

THENCE continuing along the southwest line of the aforementioned 51.40 acre tract and the northeast line of the aforementioned Braunfels East Subdivision Unit Five, N45°37'48"W a distance of 334.61 feet to a 1/2" iron rod found for the north corner of the Braunfels East Subdivision Unit Six, Block 3, Lot 8, described in plot and recorded in volume 11, page 101 of the Map Records of Comal County, Texas, same being the east corner of the Freheit Acres Subdivision Unit One, described in plot and recorded in volume 6, page 153 of the Map Records of Comal County, Texas;

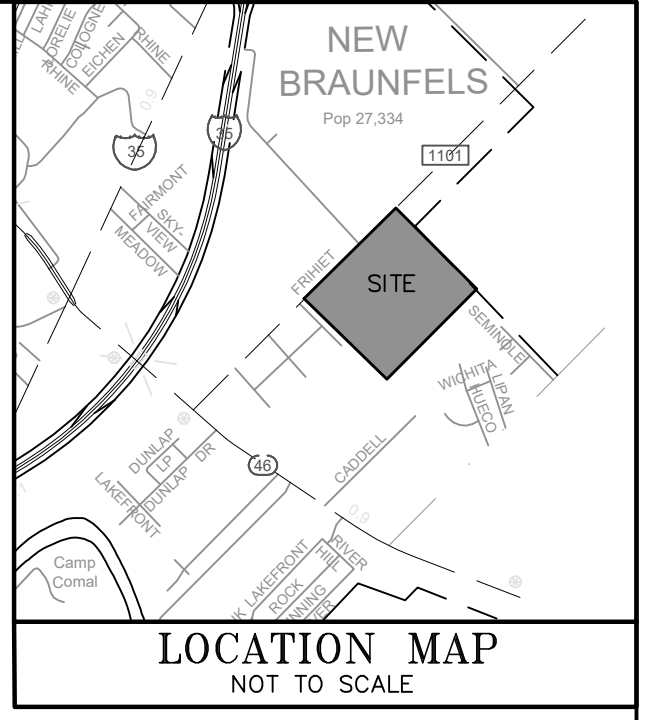
THENCE continuing along the southwest line of the aforementioned 51.40 acre tract and the northeast line of the aforementioned Braunfels East Subdivision Unit Five, N45°37'48"W a distance of 334.61 feet to a 1/2" iron rod found for the north corner of the Braunfels East Subdivision Unit Six, Block 3, Lot 8, described in plot and recorded in volume 11, page 101 of the Map Records of Comal County, Texas, same being the east corner of the Freheit Acres Subdivision Unit One, described in plot and recorded in volume 6, page 153 of the Map Records of Comal County, Texas;

THENCE continuing along the southwest line of the aforementioned 51.40 acre tract and the northeast line of the aforementioned Braunfels East Subdivision Unit Five, N45°37'48"W a distance of 705.52 feet to the PLACE OF BEGINNING and containing 51.40 acres of land.

Table with 2 columns: LOT # and ADJACENT PROPERTY CURRENT OWNER INFO. Lists lots 8, 22, 23, 24, 35, 36, 37, 38, 23, 24, 25, 26, 1, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.



LEGEND
O - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX."
● - FOUND MONUMENTATION
POB - PLACE OF BEGINNING
PC - PLACE OF COMMENCEMENT
P - PROPERTY LINES
R.O.W. - RIGHT-OF-WAY
D.E. - DENOTES OVER HEAD ELECTRIC LINE
WTR - DENOTES WATER LINE
S.W.R. - DENOTES WASTE WATER (SANITARY SEWER) LINE
U.G. - DENOTES UNDERGROUND COMMUNICATION LINE
U.G. - DENOTES UNDERGROUND NATURAL GAS LINE
P.L. - DENOTES POWER POLE
T.S. - DENOTES OVERHEAD ELECTRIC TRANSMISSION STRUCTURE
E.G.W. - DENOTES ELECTRIC GUY WIRE
F.H. - DENOTES FIRE HYDRANT
W.M. - DENOTES WATER METER
W.V. - DENOTES WATER VALVE
S.S.W. - DENOTES SANITARY SEWER MANHOLE
T.M. - DENOTES TELEPHONE MANHOLE
T.J.B. - DENOTES TELEPHONE JUNCTION BOX
P.P. - DENOTES TELEPHONE PEDESTAL
S. - DENOTES SIGNAGE
D.R.C.C.T.X. - DEED RECORDS OF COMAL COUNTY, TEXAS
O.P.R.C.C.T.X. - OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
M.R.C.C.T.X. - MAP RECORDS OF COMAL COUNTY, TEXAS
(RCORD 1) - RECORD CALL TAKEN FROM VOLUME 109, PAGE 136, D.R.C.C.
(RCORD 2) - RECORD CALL TAKEN FROM VOLUME 110, PAGE 329, D.R.C.C.



TITLE COMMITMENT DOCUMENTS FOR 51.40 ACRE TRACT (SCHEDULE B ITEM #10):

- f. Easement granted to The Texas Pipe Line Company, recorded in Volume 56, Page 178, of the Deed Records of Comal County, Texas. - Shown - No Defined Width - Affects Tract
g. Easement granted to United Gas Pipe Line Company, recorded in Volume 103, Page 589, and further affected by Volume 169, Page 215, of the Deed Records of Comal County, Texas. - Shown - Affects Tract
h. Easement granted to Lower Colorado River Authority, recorded in Volume 113, Page 263, of the Deed Records of Comal County, Texas. - Shown - Affects Tract
i. Easement granted to New Braunfels Utilities, recorded in Document Number 201006025793, of the Official Public Records of Comal County, Texas. - Shown - Affects Tract
j. Easement granted to New Braunfels Utilities, recorded in Document Number 202106034072, of the Official Public Records of Comal County, Texas. - Shown - Affects Tract
k. Subject property lies within the boundaries of Edwards Water District and may be subject to taxes or special assessments as provided by law.

ALTA/NSPS TABLE A ITEM NOTES:

- 1. All major boundary corner monuments are marked as shown.
2. The following address was determined by CDS Muery from an online source at the time of this survey: 1450 FM 1101, New Braunfels, TX. 78130.
3. This property lies completely within Zone "X" (unshaded) as shown on FIRM Map Number 4809100455F, effective: September 02, 2009. CDS Muery did not perform a flood study.
FLOOD ZONE EXPLANATION:
ZONE "X" (unshaded) - Area of minimal flood hazard. Area is determined to be outside the 0.2% annual chance floodplain.
4. The property land size for Tract 1 is 51.40 acres, or 2,238,984 sq. ft.
5. The Property is located within the City Limits of New Braunfels, Zone is "R2".
6. No buildings located on property.
7. Improvements are shown as observed during field work.
8. As-built plans were provided by the utility companies.
9. The utility locations shown on this survey were determined by evidence that was observed and markings provided by TX811. Reference: Texas 811 Ticket No. 2274439332.
10. Names of adjoining owners, according to current tax records, are shown.
11. No evidence of any recent earth moving work, building construction, or building additions were observed on the date the fieldwork was completed of this survey.
12. No changes in roadway width was provided to surveyor, at time of the survey.

SURVEYOR'S NOTES

- 1. This survey was performed with the benefit of the following Title Commitment,
A Title Commitment for the called 51.40 acres of land issued by Old Republic National Title Insurance Company, GF. No. 22-2040-CH; Effective Date: June 14, 2022, 8:00 am.
2. Distances shown hereon are surface distances. Surface Adjustment Factor: Surface = Grid x 1.00017. Bearing Basis is Texas State Plane Coordinate System, NAD83(2011), EPOCH: 2010.00, Texas South Central Zone (4204).
3. The subject property physically abuts FM 1101.
4. The legal description shown on this survey describes the same property as described in the Title Commitment issued by Old Republic National Title Insurance Company, as listed above in note #1.

SURVEYOR'S CERTIFICATION

Provident Realty Advisors, Inc., a Texas corporation, and Old Republic National Title Insurance Company
This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 6, 7(a), 8, 11 (a)(b), 13, 16, 17 of Table A thereof. The field work was completed on September 19, 2022.
Executed this \_\_\_ day of \_\_\_ 2022.
Darryl L. Zercher
Registered Professional Land Surveyor
No. 5609 - State of Texas

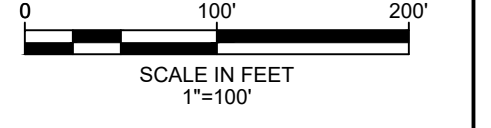
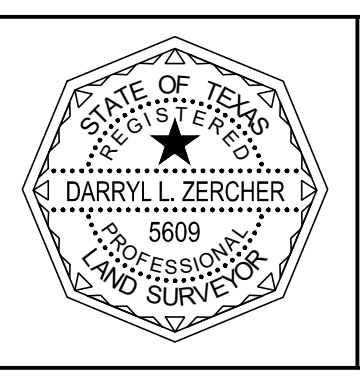


Table with columns: NO, DATE, REVISION, DESIGNED BY, DRAWN BY, CHECKED BY, REVIEWED BY, DATE. Includes entry for DATE 09-28-2022.



CDS muery ENGINEERS | SURVEYORS
100 NE LOOP 410, STE. 300 | SAN ANTONIO, TEXAS 78216
(210) 581-1111 | TBPE NO. F-1733 | TBPLS NO. 100495-00

ALTA/NSPS LAND TITLE SURVEY OF
51.40 ACRES 1450 FM 1101 - PARCS HAUS
SHEET NO. 1 OF 1 SHEETS
FILE NO. PROJ\_NUM V\_EX\_ALTA