NOTES

1. BEARINGS AND COORDINATES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983, GRID, SCALE FACTOR: 1.00017

2. PORTIONS OF REFERENCED PROPERTY ARE IN ZONE "A", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE "X" SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASED FLOOD ELEVATIONS DETERMINED, AS SHOWN ON THE FEMA FLOOD MAP 48029C0235G, COMMUNITY PANEL NO. 235 OF 785, DATED SEPTEMBER 29, 2010, AND FEMA FLOOD MAP 48029C0120G, DATED SEPTEMBER 29, 2010.

3. THE TRACT SHOWN HEREON MAYBE SUBJECT TO ALL CITY OF SAN ANTONIO AND BEXAR COUNTY ORDINANCES AND RESTRICTIONS.

4. METES AND BOUNDS HERE PREPARED FOR THIS SURVEY.

5. SUBJECT TRACT IS NOT CURRENTLY ADDRESSED ACCORDING TO THE BEXAR COUNTY APPRAISAL DISTRICT.

6. ROADWAYS DEPICTED HEREON MEANDER AND DEPART FROM EASEMENT LIMITS FREQUENTLY. THE MOST NOTABLE ENCROACHMENTS ARE DEPICTED HEREON BUT DO NOT INCLUDE ALL POSSIBLE ENCROACHMENTS OUT OF EASEMENT LIMITS.

TITLE COMMITMENT PROVIDED BY STEWART TITLE GUARANTY COMPANY, FILE NO.: 1511092, EFFECTIVE DATE: DECEMBER 5, 2021, ISSUED DATE: DECEMBER 14, 2021.

LEGAL DESCRIPTION OF LAND:

TRACT 1: A 94.577 ACRE TRACT OF LAND OUT OF A 101.87 ACRE TRACT OUT OF THE OLD STOWERS RANCH AND ALSO BEING OUT OF THE H.J. HUPPERTZ SURVEY NO. 2, ABSTRACT NO. 935, CB 4791, AND THE COLLINS C. MCRAE SURVEY NO. 391, ABSTRACT NO. 482, CB 4782, BEXAR COUNTY, TEXAS, SAID 100.87 ACRE TRACT BEING BOUNDED ON THE NORTH BY CAMP BULLIS (LEON SPRINGS MILITARY RESERVATION), ON THE EAST BY THE WEST ROW LINE OF BLANCO ROAD (FM 2696), ON THE WEST BY THE EAST BANK OF THE SALADO CREEK, ALSO BEING THE SAME TRACT OF LAND DESCRIBED IN THE DEED DATED MARCH 4, 1965, AND RECORDED IN VOLUME 5317, PAGES 310-314, OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, SAID 293.73 ACRE TRACT BEING KNOWN AS TRACTS 8, AND IN IN PARTITION DEED DATED SEPTEMBER 12, 1979, RECORDED IN VOLUME 1719, PAGE 263, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, AND IN CORRECTION PARTITION DEED RECORDED IN VOLUME 1782, PAGE 945, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAVE AND EXCEPT THEREFROM WATER WELL SITES, BEING 0.052 OF AN ACRE TRACT DESCRIBED AS TRACTS 1, 2, 3 & 8, BY DEED RECORDED IN VOLUME 12742, PAGE 444, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

TRACT 2: A 94.577 ACRE TRACT OF LAND OUT OF A 101.87 ACRE TRACT OUT OF THE OLD STOWERS RANCH AND ALSO BEING OUT OF THE H. J. HUPPERTZ SURVEY NO. 2, ABSTRACT NO. 935, CB 4791, AND THE COLLINS C. MCRAE SURVEY NO. 391, ABSTRACT 482, CB 4782, BEXAR COUNTY, TEXAS, SAID 100.87 ACRE TRACT BEING BOUNDED ON THE NORTH BY CAMP BULLIS (LEON SPRINGS MILITARY RESERVATION), ON THE EAST BY THE WEST ROW LINE OF BLANCO ROAD (FM 2696), ON THE WEST BY THE EAST BANK OF THE SALADO CREEK, ALSO BEING THE SAME TRACT OF LAND DESCRIBED IN THE DEED DATED MARCH 4, 1965, AND RECORDED IN VOLUME 5317, PAGES 310-314, OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, SAID 293.73 ACRE TRACT BEING KNOWN AS TRACTS 8, AND IN IN PARTITION DEED DATED SEPTEMBER 12, 1979, RECORDED IN VOLUME 1719, PAGE 263, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, AND IN CORRECTION PARTITION DEED RECORDED IN VOLUME 1782, PAGE 945, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAVE AND EXCEPT THEREFROM A WATER WELL SITE BEING 0.052 OF AN ACRE TRACT DESCRIBED AS TRACT 7, BY DEED RECORDED IN VOLUME 12742, PAGE 444, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS, AND SAVE & EXCEPT THEREFROM A 1.525 ACRE TRACT DESCRIBED IN FLEX SPACE DEED RECORDED IN VOLUME 12742, PAGE 417, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

TRACT 3: A 94.56 ACRE TRACT OF LAND OUT OF A 100.87 ACRE TRACT OUT OF THE OLD STOWERS RANCH AND ALSO BEING OUT OF THE H. J. HUPPERTZ SURVEY NO. 2, ABSTRACT NO. 935, CB 4791, AND THE COLLINS C. MCRAE SURVEY NO. 391, ABSTRACT 482, CB 4782, BEXAR COUNTY, TEXAS, ALSO BEING THE SAME TRACT OF LAND DESCRIBED IN THE DEED DATED MARCH 4, 1965, AND RECORDED IN VOLUME 5317, PAGES 310-314 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, SAID 94.56 ACRE TRACT BEING KNOWN AS TRACT 8 AND IN PARTITION DEED DATED SEPTEMBER 17, 1979, RECORDED IN VOLUME 1719, PAGE 263, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND IN CORRECTION OF PARTITION DEED RECORDED IN VOLUME 1782, PAGE 945, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SAVE AND EXCEPT THEREFROM WATER WELL SITES DESCRIBED AS TRACTS 4, 5 AND 6, BY DEED RECORDED IN VOLUME 12742, PAGE 444, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS, AND SAVE & EXCEPT THEREFROM A 1.500 ACRE TRACT DESCRIBED IN TANK SITE DEED RECORDED IN VOLUME 12841, PAGE 390, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

TRACT 4: A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT VARYING IN WIDTH FROM 50 FEET TO 65 FEET, AS DESCRIBED IN VOLUME 1719, PAGE 291 AND VOLUME 1783, PAGE 1, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS

SCHEDULE B:

1. RESTRICTIVE COVENANTS OF RECORD:
-VOLUME 6061, PAGE 379, D.R.- THE SUBJECTS ARE INCLUDED IN THE PROPERTY DESCRIBED IN EXHIBIT "A" OF THE INSTRUMENT.
- VOLUME 1719, PAGE 263 AND VOLUME 1782, PAGE 945, R.P.R.

10.
b. VOLUME 1719, PAGE 291 AND VOLUME 1783, PAGE 1, R.P.R. (TRACTS 1,2,3, AND 4) - INCLUDES SUBJECT TRACT AS SHOWN
- UTILITY AND INGRESS AND EGRESS EASEMENTS -
c. VOLUME 3019, PAGE 301, D.R. (TRACTS 1,2,3, AND 4)-MAY APPLY, EASEMENT IS NOT LOCATABLE AS DESCRIBED
- EASEMENT AND RIGHT-OF-WAY FOR UNDERGROUND CABLE IN FAVOR OF UNITED STATES OF AMERICA
d. VOLUME 1183, PAGE 285, R.P.R. (TRACTS 1,2,3, AND 4) - INCLUDES SUBJECT TRACT AS SHOWN
- ELECTRIC EASEMENT TO CITY OF SAN ANTONIO
e. VOLUME 8053, PAGE 578, D.R. (TRACTS 1,2,3, AND 4) - INCLUDES SUBJECT TRACT AS SHOWN
- EASEMENT TO SAN ANTONIO RIVER AUTHORITY
f. VOLUME 12742, PAGE 394, AS AFFECTED BY ASSIGNMENT IN VOLUME 14672, PAGE 2394, R.P.R. (TRACTS 1,2,3, AND 4) - INCLUDES SUBJECT TRACT
- MEMORANDUM OF GROUNDWATER LEASE
g. VOLUME 12742, PAGE 400, AND ASSIGNED IN VOLUME 12964, PAGE 1284, R.P.R. (TRACTS 1,2,3, AND 4) - INCLUDES SUBJECT TRACT AS SHOWN
- EASEMENTS TO WATER EXPLORATION CO. LTD.
h. VOLUME 12742, PAGE 423, ASSIGNED IN VOLUME 12964, PAGE 1280, AND FURTHER AFFECTED BY ASSIGNMENT IN VOLUME 14975, PAGE 2180, R.P.R. (TRACTS 1,2,3, AND 4) - INCLUDES SUBJECT TRACT AS SHOWN
- SANITARY CONTROL EASEMENT
i. VOLUME 12742, PAGE 1513, R.P.R. (TRACTS 1,2,3, AND 4) - NOT A SURVEY MATTER
- WAIVER OF SURFACE RIGHTS AGREEMENT
j. VOLUME 12964, PAGE 1304, R.P.R. (TRACTS 1,2,3, AND 4) - NOT A SURVEY MATTER
- NON-DISTURBANCE AGREEMENT
k. VOLUME 14516, PAGE 1535, O.P.R. (TRACTS 1,2,3, AND 4) - INCLUDES SUBJECT TRACT AS SHOWN
- 30' WIDE INGRESS/EGRESS AND UTILITY EASEMENT TO CITY OF SAN ANTONIO
l. VOLUME 14919, PAGE 727, O.P.R. (TRACTS 1,2,3, AND 4) - NOT A SURVEY MATTER
- MEMORANDUM OF AGREEMENT
VOLUME 15069, PAGE 234, O.P.R. (TRACTS 1,2,3, AND 4) - NOT A SURVEY MATTER
- MEMORANDUM AND AFFIDAVIT
m. VOLUME 15617, PAGE 777, O.P.R. (TRACTS 1,2,3, AND 4) - DOES NOT CROSS SUBJECT TRACT AS SHOWN
- ASSIGNMENT AND AMENDMENT OF EASEMENT AGREEMENT
o. VOLUME 4489, PAGE 276, D.R. (TRACTS 1,2,3, AND 4) - NOT A SURVEY MATTER
- MINERAL LEASE

**FIELD NOTES FOR A 141.6885 ACRE TRACT OF LAND**

**SOUTH PARCEL**

A **141.6885 ACRE** TRACT OF LAND, LOCATED IN THE C.C. MCCRAE SURVEY NO. 391, ABSTRACT 482 AND THE H.J. HUPPERTZ SURVEY NO. 2, ABSTRACT 935, NOW IN NEW CITY BLOCK 17701 AND 16334, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 94.577 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 5272, PAGE 442 (5272/442), A PORTION OF A CALLED 94.56 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 5272, PAGE 436 (5272/436), AND A PORTION OF A CALLED 94.577 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 4641, PAGE 834 (4641/834), ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. **SAVE AND EXCEPT 2.629 ACRES OF LAND AND BEING** A CALLED 0.552 ACRE TRACT OF LAND KNOWN AS TRACT 6, AND A CALLED 0.552 ACRE TRACT OF LAND KNOWN AS TRACT 7, BOTH AS DESCRIBED OF RECORD IN VOLUME 12742, PAGE 444 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. AND A CALLED 1,525 ACRE TRACT OF LAND KNOWN AS THE FLEX SITE AS DESCRIBED OF RECORD IN VOLUME 12742, PAGE 417 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND NETTING A TOTAL OF **141.6885 ACRE** TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A SET ½" IRON ROD WITH A RED PLASTIC CAP STAMPED 'MATKIN HOOVER ENG & SURVEY' IN THE EAST LINE OF A

CALLED 312.87 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 20180066650 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, THE WEST LINE OF SAID 94.577 ACRE TRACT (5272/442) AND FOR THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE: INTO SAID 94.577 ACRE TRACT (5272/442), SAID 94.577 ACRE TRACT (4641/834) AND SAID 94.56 ACRE TRACT (5272/436), THE FOLLOWING TWO (2) COURSES:

1. **N 00° 00' 00" E**, A DISTANCE OF **3856.19 FEET** TO A SET ½" IRON ROD WITH A RED PLASTIC CAP STAMPED 'MATKIN HOOVER ENG & SURVEY' FOR THE MOST NORTHERLY NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, AND
2. **S 37° 51' 55" E**, A DISTANCE OF **559.41 FEET** TO A FOUND ½" IRON ROD AT THE WEST CORNER OF A CALLED 71.127 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 17818, PAGE 669 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. THE NORTH CORNER OF A CALLED 95.326 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 17818, PAGE 669 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, FOR AN ANGLE IN THE EAST LINE OF SAID 94.56 ACRE TRACT (5272/436) AND FOR THE MOST EASTERLY NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE: **S 52° 37' 13" W**, WITH THE COMMON LINE BETWEEN SAID 94.56 ACRE TRACT AND SAID 95.326 ACRE TRACT, A DISTANCE OF **1467.28 FEET** TO A FOUND ½" IRON ROD AT THE SOUTH CORNER OF SAID 94.56 ACRE TRACT, THE EAST CORNER OF SAID 94.577 ACRE TRACT (4641/834), AND AN ANGLE OF THE TRACT DESCRIBED HEREIN;

THENCE: **S 52° 34' 27" W**, WITH THE COMMON LINE BETWEEN SAID 95.326 ACRE TRACT AND SAID 94.577 ACRE TRACT (4641/834), A DISTANCE OF **1023.02 FEET** TO A FOUND 60D NAIL IN THE NORTH LINE OF SAID 312.87 ACRE TRACT, FOR THE SOUTHWEST CORNER OF SAID 95.326 ACRE TRACT, THE SOUTHEAST CORNER OF SAID 94.577 ACRE TRACT (4641/834) AND THE TRACT DESCRIBED HEREIN;

THENCE: WITH THE SOUTHERLY AND WESTERLY LINES OF SAID 94.577 ACRE TRACT (4641/834), AND A NORTHERLY AND EASTERLY LINE OF SAID 312.87 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES:

1. **S 69° 51' 45" W**, A DISTANCE OF **1039.87 FEET** TO A FOUND ½" IRON PIPE FOR THE SOUTHWEST CORNER OF SAID 94.577 ACRE TRACT (4641/834) AND THE TRACT DESCRIBED HEREIN;
2. **N 14° 10' 54" E**, A DISTANCE OF **915.98 FEET** TO A FOUND ½" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "BROWN ENG" FOR CORNER;
3. **N 50° 52' 11" W**, A DISTANCE OF **615.12 FEET** TO A FOUND ½" IRON ROD WITH A YELLOW PLASTIC CAP FOR CORNER; AND
4. **N 41° 55' 51" W**, AT 343.93 FEET, THE WEST CORNER OF SAID 94.577 ACRE TRACT (4641/834) AND THE SOUTH CORNER OF SAID 94.577 ACRE TRACT (5272/442), AND CONTINUING WITH THE COMMON LINE BETWEEN SAID 94.577 ACRE TRACT (5272/442) AND SAID 312.87 ACRE TRACT, FOR A TOTAL DISTANCE OF **1170.52 FEET** TO A FOUND ½" IRON ROD FOR CORNER;

**THENCE N 05° 12' 18" E**, CONTINUING WITH THE COMMON LINE BETWEEN SAID 94.577 ACRE TRACT (5272/442) AND SAID 312.87 ACRE TRACT, A DISTANCE OF **56.49 FEET** TO THE **POINT OF BEGINNING** AND CONTAINING **141.6885 ACRES** OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, **SAVE AND EXCEPT 2.629 ACRES OF LAND AND BEING** A CALLED 0.552 ACRE TRACT OF LAND KNOWN AS TRACT 6, AND A CALLED 0.552 ACRE TRACT OF LAND KNOWN AS TRACT 7, BOTH AS DESCRIBED OF RECORD IN VOLUME 12742, PAGE 444 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. AND A CALLED 1,525 ACRE TRACT OF LAND KNOWN AS THE FLEX SITE AS DESCRIBED OF RECORD IN VOLUME 12742, PAGE 417 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND NETTING A TOTAL OF **139.0595 ACRES OF LAND.**

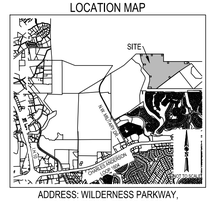
## ALTA / NSPS LAND TITLE SURVEY OF:
## NORTH PARCEL

A 141.6885 ACRE TRACT OF LAND, LOCATED IN THE C.C. MCCRAE SURVEY NO. 391, ABSTRACT 482 AND THE H.J. HUPPERTZ SURVEY NO. 2, ABSTRACT 935, NOW IN NEW CITY BLOCK 17701 AND 16334, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 94.577 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 5272, PAGE 442 (5272/442), A PORTION OF A CALLED 94.56 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 5272, PAGE 436 (5272/436), AND A PORTION OF A CALLED 94.577 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 4641, PAGE 834 (4641/834), ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, **SAVE AND EXCEPT 5.152 ACRES OF LAND AND BEING** A CALLED 0.552 ACRE TRACT OF LAND KNOWN AS TRACT 1, A 0.552 ACRE TRACT OF LAND KNOWN AS TRACT 2, A CALLED 0.552 ACRE TRACT OF LAND KNOWN AS TRACT 3, A CALLED 0.552 ACRE TRACT OF LAND KNOWN AS TRACT 4, A CALLED 0.634 ACRE TRACT OF LAND KNOWN AS TRACT 5, AND A CALLED 0.810 ACRE TRACT OF LAND KNOWN AS TRACT 8, ALL AS DESCRIBED OF RECORD IN VOLUME 12742, PAGE 444 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND A CALLED 1.500 ACRE TRACT OF LAND KNOWN AS THE TANK SITE AS DESCRIBED OF RECORD IN VOLUME 12841, PAGE 390 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND NETTING A TOTAL OF **136.5365 ACRES OF LAND.**

## SOUTH PARCEL

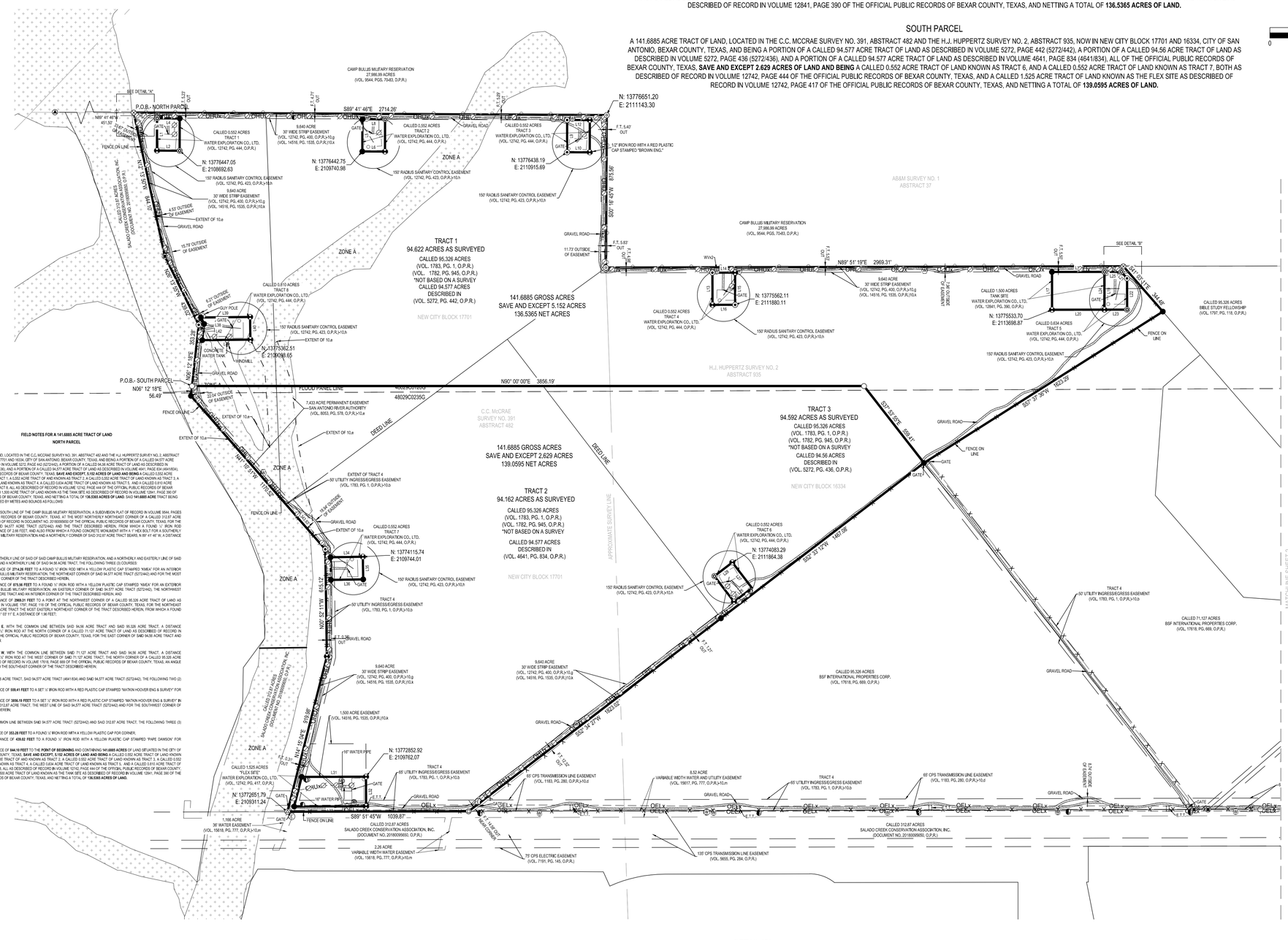
A 141.6885 ACRE TRACT OF LAND, LOCATED IN THE C.C. MCCRAE SURVEY NO. 391, ABSTRACT 482 AND THE H.J. HUPPERTZ SURVEY NO. 2, ABSTRACT 935, NOW IN NEW CITY BLOCK 17701 AND 16334, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 94.577 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 5272, PAGE 442 (5272/442), A PORTION OF A CALLED 94.56 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 5272, PAGE 436 (5272/436), AND A PORTION OF A CALLED 94.577 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 4641, PAGE 834 (4641/834), ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, **SAVE AND EXCEPT 2.629 ACRES OF LAND AND BEING** A CALLED 0.552 ACRE TRACT OF LAND KNOWN AS TRACT 6, AND A CALLED 0.552 ACRE TRACT OF LAND KNOWN AS TRACT 7, BOTH AS DESCRIBED OF RECORD IN VOLUME 12742, PAGE 444 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND A CALLED 1.525 ACRE TRACT OF LAND KNOWN AS THE FLEX SITE AS DESCRIBED OF RECORD IN VOLUME 12742, PAGE 417 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND NETTING A TOTAL OF **139.0595 ACRES OF LAND.**

LOCATION MAP




ADDRESS: WILDERNESS PARKWAY, SAN ANTONIO, TEXAS 78258

SCALE: 1"=300'
0 150' 300' 450' 600'



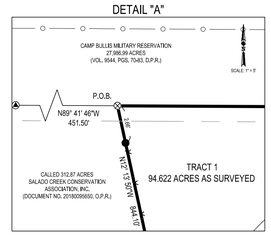

LEGEND

| | |
|---|---|
| ○ | SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY." PLASTIC CAP |
| P.O.B. | POINT OF BEGINNING |
| F.T. | FENCE TIE |
| E.T.T. | ELECTRICAL TRANSMISSION TOWER |
| ⊗ | POINT |
| | FOUND 60D NAIL (UNLESS NOTED) |
| | FOUND PK NAIL WITH A METAL WASHER STAMPED "BROWN ENG." |
| ● | FOUND 1/2" IRON ROD |
| | FOUND 1" IRON PIPE |
| | FOUND CONCRETE MONUMENT WITH A 1" HEX BOLT |
| | FOUND 1/2" IRON ROD WITH A YELLOW PLASTIC CAP (NO ID.) |
| | FOUND 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "KMEA" |
| | FOUND 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "BROWN ENG." |
| | FOUND 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" |
| | TRAFFIC SIGN |
| | UTILITY MARKERPOST |
| | WATER METER |
| | WATER VALVE |
| | WATER MANHOLE |
| | BACK-FLOW PREVENTER |
| | ELECTRIC PEDESTAL / METER |
| | ELECTRIC METER |
| | ELECTRIC BOX |
| | JUNCTION BOX |
| | ELECTRIC MANHOLE |
| | UTILITY STUBOUT |
| | UTILITY POLE |
| | UTILITY POLE WITH GUY WIRE |
| | UTILITY POLE WITH ELECTRIC TRANSFORMER |
| | FIRE HYDRANT |
| | SANITARY SEWER MANHOLE |
| | BOLLARD POST |
| OELx | ELECTRIC (OVERHEAD) |
| OHUx | GENERAL OVERHEAD UTILITY |
| // | WOOD FENCE |
| X | WIRE FENCE |
| | CHAIN-LINK FENCE |
| | IRON FENCE |
| N: XXX.XXX | NORTHING COORDINATES |
| E: XXX.XXX | EASTING COORDINATES |

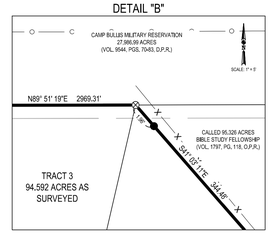
| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | S00° 12' 51"W | 185.00' |
| L2 | S89° 46' 09"E | 130.00' |
| L3 | N00° 13' 51"E | 185.00' |
| L4 | N89° 46' 09"W | 130.00' |
| L5 | S00° 12' 09"W | 185.00' |
| L6 | S89° 47' 51"E | 130.00' |
| L7 | N00° 12' 09"E | 185.00' |
| L8 | N89° 47' 51"W | 130.00' |
| L9 | S00° 09' 15"W | 185.00' |
| L10 | S89° 50' 45"E | 130.00' |
| L11 | N00° 09' 15"E | 185.00' |
| L12 | N89° 50' 45"W | 130.00' |
| L13 | N00° 08' 11"W | 185.00' |
| L14 | N89° 51' 43"E | 130.00' |
| L15 | S00° 08' 17"E | 185.00' |
| L16 | S89° 51' 43"W | 130.00' |
| L17 | N00° 06' 28"W | 217.25' |
| L18 | N89° 53' 32"E | 300.74' |
| L19 | S00° 06' 28"E | 217.25' |
| L20 | S89° 53' 32"W | 300.74' |
| L21 | S41° 15' 07"E | 50.26' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L22 | S00° 06' 28"E | 179.40' |
| L23 | S89° 53' 32"W | 130.00' |
| L24 | N00° 06' 28"W | 217.25' |
| L25 | N89° 53' 32"E | 96.93' |
| L26 | N02° 30' 44"E | 130.00' |
| L27 | N37° 29' 16"W | 185.00' |
| L28 | S52° 30' 44"W | 130.00' |
| L29 | S37° 29' 16"E | 185.00' |
| L30 | N14° 15' 04"E | 175.51' |
| L31 | N89° 51' 35"E | 369.03' |
| L32 | S00° 08' 25"E | 170.00' |
| L33 | S89° 51' 35"W | 412.65' |
| L34 | N89° 57' 14"E | 185.00' |
| L35 | S00° 52' 46"E | 130.00' |
| L36 | S89° 57' 14"W | 185.00' |
| L37 | N00° 52' 46"W | 130.00' |
| L38 | N06° 11' 25"W | 41.10' |
| L39 | N89° 20' 26"E | 292.55' |
| L40 | S00° 39' 34"E | 130.00' |
| L41 | S89° 20' 26"W | 276.12' |
| L42 | N06° 10' 34"E | 93.59' |

DETAIL "A"




DETAIL "B"




MATKINHOOVER
ENGINEERS HOLDING
8 SPENCER ROAD SUITE 300
BOERNE, TEXAS 78006
PHONE: 830-249-0600 FAX: 830-249-0099
5301 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: 512-868-2244
BOERNE, TEXAS REGISTERED SURVEYING FIRM # 10024000
BOERNE, TEXAS REGISTERED ENGINEERING FIRM # F-10965
ENGINEERING & SURVEYING
SURVEYORS · LANDPLANNERS
CONSTRUCTION MANAGERS · CONSULTANTS

SHEET 1 OF 2

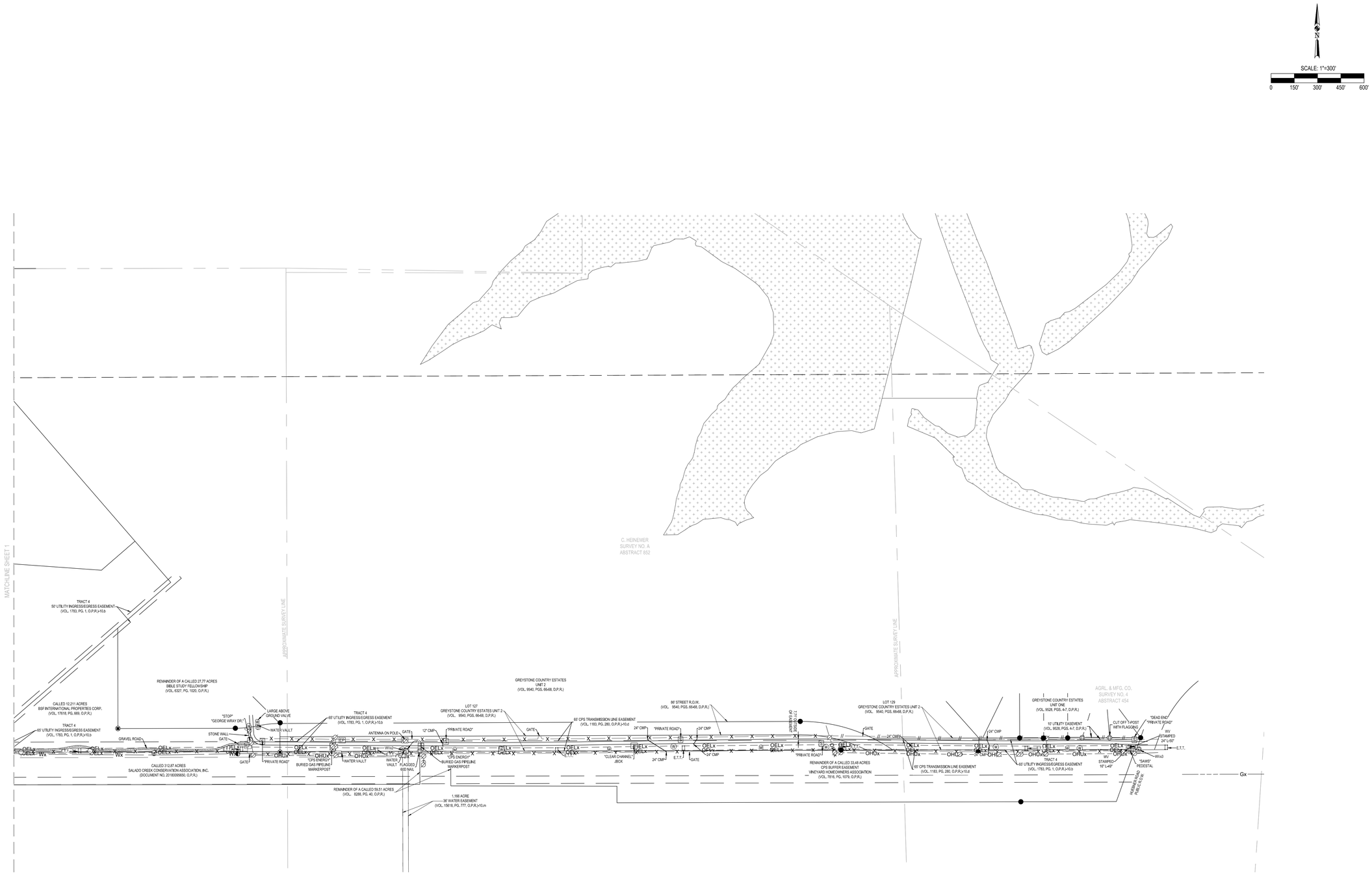
TO STEWART TITLE GUARANTY COMPANY, WEEKLEY HOMES, LLC., AND STEIN FAMILY LIMITED PARTNERSHIP:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT 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, 2, 3, 4, 8, 13, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED IN JANUARY, 2022.

STATE OF TEXAS
KYLE L. PRESSLER
6528
PROFESSIONAL LAND SURVEYOR

KYLE L. PRESSLER DATE: FEBRUARY 1, 2022
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6528
KYLE.PRESSLER@MATKINHOOVER.COM
JOB NO. 22-4007 STEIN TRACT
8 SPENCER ROAD, SUITE 300, BOERNE TEXAS, 78006

| REVISIONS | DATE |
|---|---|
| UPDATED PER COMMENTS FROM CLIENT | 2/23/2022 |




**MATKINHOOVER**

ENGINEERING & SURVEYING

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BOERNE, TEXAS REGISTERED SURVEYING FIRM # 10024000
BOERNE, TEXAS REGISTERED ENGINEERING FIRM # F-18045

CIVIL ENGINEERS · SURVEYORS · LAND PLANNERS
CONSTRUCTION MANAGERS · CONSULTANTS

SHEET 2 OF 2

REVISIONS
UPDATED PER COMMENTS FROM CLIENT

DATE
2/23/2022

STATE OF TEXAS
REGISTERED
KYLE L. PRESSLER
6528
PROFESSIONAL
LAND SURVEYOR

TO STEWART TITLE GUARANTY COMPANY AND STEIN I FAMILY LIMITED PARTNERSHIP:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT 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, 2, 3, 4, 8, 13, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED IN JANUARY, 2022.

KYLE L. PRESSLER DATE: FEBRUARY 1, 2022
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6528
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