

STATE OF TEXAS
COUNTY OF GUADALUPE

1.438 ACRE TRACT
62,655 SQ. FT

PROJ. NO. 13433.00
OCTOBER 10, 2018

FIELD NOTE DESCRIPTION of a 1.438 acre tract of land within the corporate limits of the city of Schertz and situated in the John Saladin Survey No. 404, Abstract 299, Guadalupe County, Texas and out of that remaining portion of a 150.231 acre tract of land conveyed unto Edwin Ripps, Jr., et al by warranty deed recorded in Volume 2969, Page 150, Guadalupe County Official Public Records; in all, said 1.438 acre tract being more particularly described as follows:

BEGINNING at a ½" iron rod found on the southeast line of Lot 6, Block 1 as shown by plat of Medical Office Building Subdivision recorded in Volume 6, Page 779, Guadalupe County Plat Records coincident with the common north corner of Ripps – Kreusler Road (an 80 foot right-of-way) as described in warranty deed recorded in Volume 1942, Page 624, said Official Public Records and a north corner of said remaining portion of a 150.231 acre tract, for the west corner and **POINT OF BEGINNING** of the herein described tract of land;

THENCE, along the northwest line of said remaining portion of a 150.231 acre tract, North 59° 37' 35" East, 586.21 feet to a ½" iron rod found at the common east corner of Lot 8, Block 1 as shown by plat of Schertz – Fairfield Inn recorded in Volume 7, Page 368, said Plat Records and the south corner of a 35.841 acre tract of land conveyed unto Babcock Road 165, LTD by warranty deed recorded in Document No. 2018004043, said Official Public Records for an angle point of the herein described tract of land;

THENCE, along the common southwest line of said 35.841 acre tract and the northwest line of said remaining portion of a 150.231 acre tract, North 59° 27' 06" East, 292.00 feet to a ½" iron rod set with an orange plastic cap stamped "WESTWOOD" for the north corner of the herein described tract of land;

THENCE, across said remaining portion of a 150.231 acre tract of land the following courses:

South 31° 49' 06" West, 34.77 feet to a ½" iron rod set with an orange plastic cap stamped "WESTWOOD" at the beginning of a curve to the right,

Along the arc of said curve with length of 271.79 feet a radius of 559.94 feet, a delta of 27° 48' 39", and a chord bearing and distance of South 45° 43' 20" West, 269.13 feet to a ½" iron rod set with an orange plastic cap stamped "WESTWOOD", and

South 59° 37' 35" West, 586.21 feet to a ½" iron rod found at the common east corner of said Ripps – Kreusler Road and a reentrant corner of said remaining portion of a 150.231 acre tract of land for the south corner of the herein described tract of land;

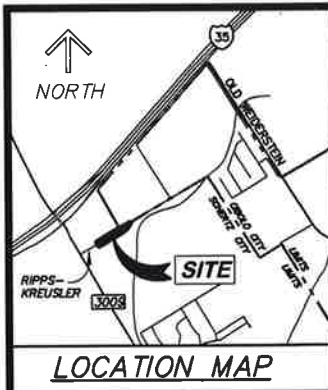
THENCE, North 30° 22' 25" West, 80.00 feet to the **POINT OF BEGINNING**.

Containing in all, 62,655 square feet of land or 1.438 acres, more or less. Bearings based on Texas State Coordinate System (NAD 1983) for the South Central Zone, 4204.

This field note description is based upon the same field work compiled to create the Category 1A, Condition II Land Title Survey for Project No. 13433.00 of the same date and prepared by Westwood Professional Services, Inc.



Jason R. Gabriel, RPLS
Texas No 6530



LEGEND

- ⊗ GATE POST
- x- FENCE LINE
- ==== CURB & GUTTER
- POB POINT OF BEGINNING
- DR GUADALUPE COUNTY DEED RECORDS
- OPR GUADALUPE COUNTY OFFICIAL PUBLIC RECORDS
- PR GUADALUPE COUNTY PLAT RECORDS

LOCATION MAP

GENERAL NOTES :

1. DEED REFERENCE: VOLUME 2969, PAGE 150, GUADALUPE COUNTY OFFICIAL PUBLIC RECORDS.
2. DIRECTIONAL CONTROL LINE: MONUMENTS AS FOUND.
3. BEARING BASIS=TEXAS STATE PLANE COORDINATE SYSTEM FOR THE SOUTH CENTRAL ZONE, 4204 (NAD 83, 2011 ADJUSTMENT)
4. THE FOREGOING PROPERTY IS LOCATED WITHIN ZONE X & A ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP 48187C0210F DATED NOVEMBER 2, 2007, ZONE X IS NOT WITHIN A 100 YEAR FLOOD ZONE. (plotted)
5. THIS SURVEY WAS PREPARED USING CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT G.F. NO. 4300111802007 WITH AN EFFECTIVE DATE OF AUGUST 26, 2018. - SCHEDULE B IS VOID OF ANY RESTRICTION, COVENANT AND/OR EASEMENT.

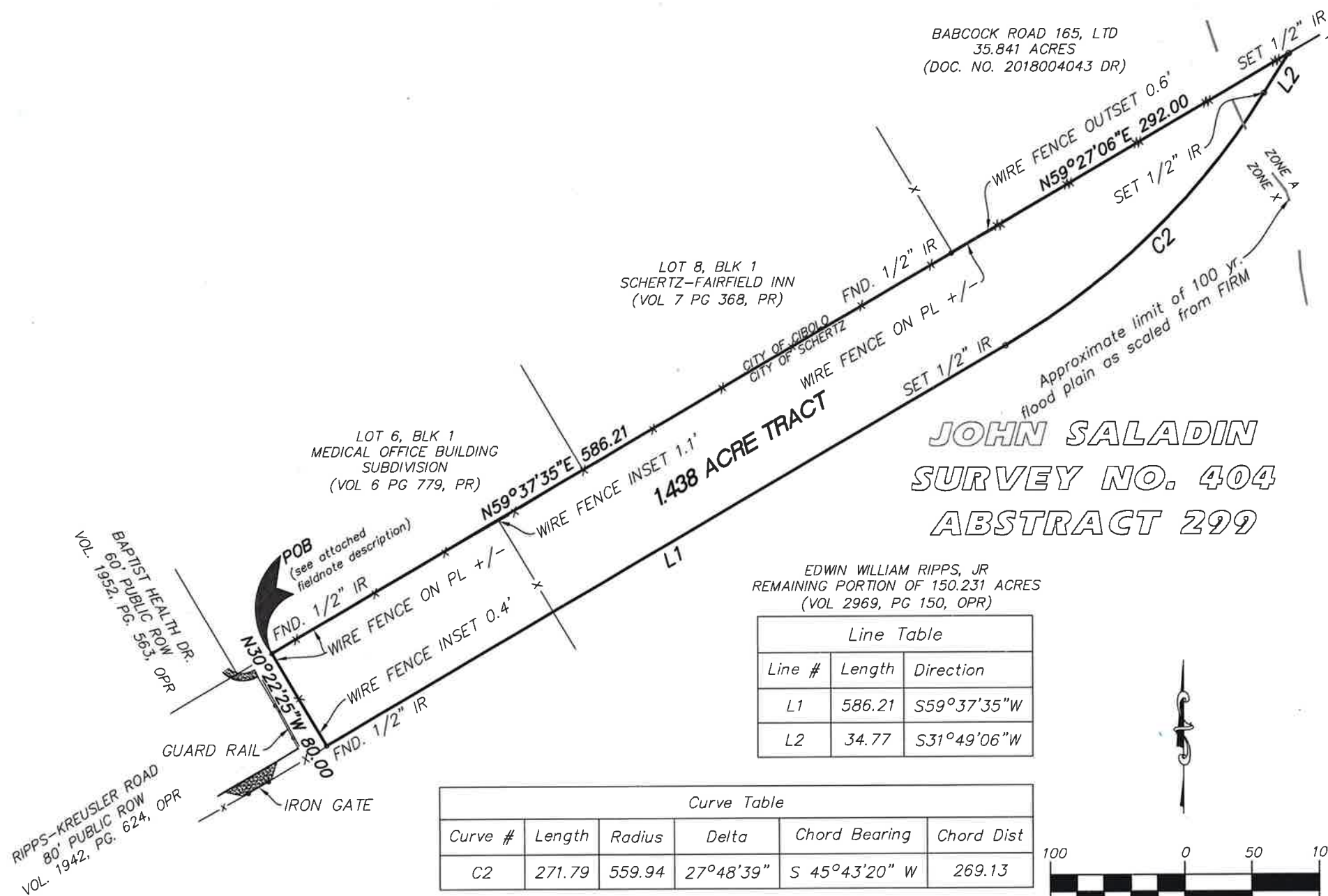
CERTIFICATION:

THIS PLAT OF SURVEY AND THE FIELDNOTE DESCRIPTION SET FORTH HEREON HAS BEEN PREPARED FROM AN ACTUAL ON THE GROUND SURVEY BY ME AND/OR EMPLOYEES UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, NO VISIBLE ENCROACHMENTS HAVE BEEN FOUND EXCEPT AS NOTED ON THE FOREGOING SURVEY.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.



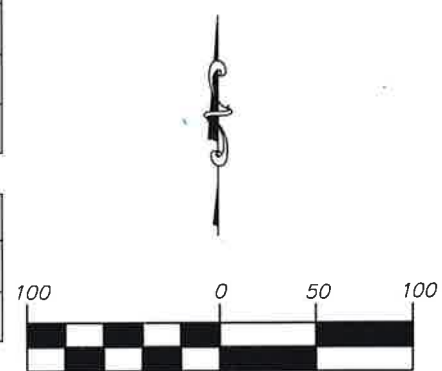
10-18-2018



EDWIN WILLIAM RIPPS, JR
REMAINING PORTION OF 150.231 ACRES
(VOL 2969, PG 150, OPR)

Line Table		
Line #	Length	Direction
L1	586.21	S59°37'35"W
L2	34.77	S31°49'06"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist
C2	271.79	559.94	27°48'39"	S 45°43'20" W	269.13



SCALE: 1" = 100'

JOB NO.: 13433.00
FW DATE: 10-10-2018
FW: MTD
DRAWN: JLP
CHECKED: JRG

CATEGORY 1A, CONDITION II LAND TITLE SURVEY OF:
A 1.438 ACRE TRACT SITUATED IN THE JOHN SALADIN SURVEY NO. 404, ABSTRACT 299 AND OUT OF THE REMAINING PORTION OF 150.231 ACRES CONVEYED UNTO EDWIN RIPPS, JR, ET AL (VOL. 2969, PG. 150, OPR)
CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS

Westwood

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