

SCHERTZ 312, LLC

December 22, 2020

City of Schertz, TX
1400 Schertz Pkwy.
Schertz, TX 78154

In re: Voluntary Annexation Request of approximate 142.096 acres by Schertz 312, LLC
("Owner")

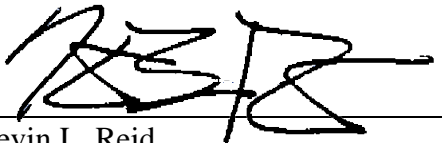
Dear sir or madam,

By this letter, Owner hereby respectfully requests the voluntary annexation into the City of Schertz, Texas of the approximately 142.096 acres generally located at the end of Tejas Way, South of Doerr Lane ("Property"), as such Property is depicted in the enclosed ALTA/NSPS Land Title Survey.

Sincerely,

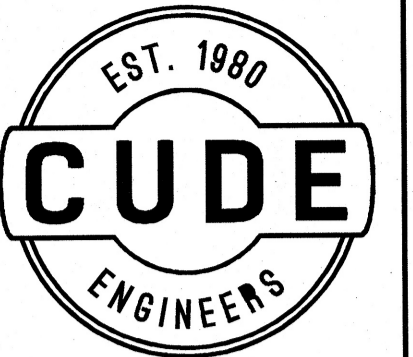
Schertz 312, LLC

By:



Kevin L. Reid,
Manager

Encl. as stated



4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P:(210) 681.2951 F: (210) 523.7112

ALTA/NSPS LAND TITLE SURVEY
142.096 ACRES
BEING OUT OF THE VICENTE MICHELI SURVEY NO. 114, ABSTRACT 383
COMAL COUNTY, TEXAS

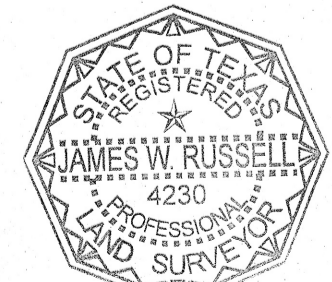
DATE
MAY 2, 2018
PROJECT NO.
03227.001
DRAWN BY
B.D.B.
CHECKED BY
B.B. & J.W.R.

REVISIONS	
1.	MAY 15, 2018
2.	MAY 30, 2018
3.	JUNE 4, 2018
4.	JUNE 5, 2018
5.	JUNE 18, 2018
6.	
7.	
8.	
9.	

CUDE ENGINEERS
TBPE No. 455
TBPLs No. 10048500

TO: SCHERTZ 312, LLC; BERNICE S. FRIESENHAHN, TRUSTEE OF THE SCHEEL REVOCABLE TRUST; CHICAGO TITLE INSURANCE COMPANY;
THIS IS TO CERTIFY THAT (I) I HAVE SURVEYED THE PROPERTY DESCRIBED AND SHOWN HEREON, (II) THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS" AND INCLUDES ITEMS 1-4, 8, 11, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF.

James W. Russell
REGISTERED PROFESSIONAL LAND SURVEYOR
6/18/18
DATE



STATE OF TEXAS
COUNTY OF BEXAR

TO: SCHERTZ 312, LLC; BERNICE S. FRIESENHAHN, TRUSTEE OF THE SCHEEL REVOCABLE TRUST; CHICAGO TITLE INSURANCE COMPANY;
THIS IS TO CERTIFY THAT (I) I HAVE SURVEYED THE PROPERTY DESCRIBED AND SHOWN HEREON, (II) THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS" AND INCLUDES ITEMS 1-4, 8, 11, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF.

James W. Russell
REGISTERED PROFESSIONAL LAND SURVEYOR
6/18/18
DATE

LEGAL DESCRIPTION:

142.096 ACRES OF LAND LOCATED IN THE VICENTE MICHELI SURVEY NUMBER 114, ABSTRACT NUMBER 383, COMAL COUNTY, TEXAS AND BEING A PORTION OF THAT CALLED 16.84 ACRES, THE CALLED 99.6 ACRES AND A PORTION OF THE CALLED 78.966 ACRES, CONVEYED TO BERNICE FRIESENHAHN, TRUSTEE OF THE SCHEEL REVOCABLE TRUST, AS DESCRIBED IN DOCUMENT NUMBER 980600089, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS; SAID 142.096 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A FOUND 1/2" INCH IRON ROD LOCATED IN THE NORTHWESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD AND MARKING THE MOST SOUTHERLY CORNER OF THE SAID 16.84 ACRES, SAME BEING THE MOST SOUTHERLY CORNER OF THE CALLED 83.526 ACRES CONVEYED TO BERNICE FRIESENHAHN, TRUSTEE OF THE SCHEEL REVOCABLE TRUST, AS DESCRIBED IN DOCUMENT NUMBER 980600089, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS;

THENCE, SOUTH 61DEG 54' 35" WEST, ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD, A DISTANCE OF 2,601.87 FEET, TO A SET 1/2" INCH IRON ROD WITH "CUDE" CAP;

THENCE, NORTH 30DEG 20' 49" WEST, LEAVING THE NORTHWESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD AND CROSSING THE SAID 16.84 ACRES, THE SAID 99.6 ACRES AND THE 78.966 ACRES, A DISTANCE OF 1,843.02 FEET, TO A SET 1/2" INCH IRON ROD WITH "CUDE" CAP LOCATED IN THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE SAID 78.966 ACRES;

THENCE, NORTH 59DEG 35' 59" EAST, CROSSING THE SAID 78.966 ACRES, A DISTANCE OF 1,074.50 FEET, TO A SET 1/2" INCH IRON ROD WITH "CUDE" CAP;

THENCE, NORTH 29DEG 38' 06" WEST, A DISTANCE OF 817.74 FEET, TO A SET 1/2" INCH IRON ROD WITH "CUDE" CAP LOCATED IN THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE MISSOURI PACIFIC RAILROAD;

THENCE, NORTH 60DEG 06' 45" EAST, ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE SAID MISSOURI PACIFIC RAILROAD, A DISTANCE OF 2,168.02 FEET, TO A SET 1/2" INCH IRON ROD MARKING THE MOST NORTHERLY NORTHWEST CORNER OF THE SAID 83.526 ACRES;

THENCE, ALONG THE COMMON BOUNDARY LINES BETWEEN THE SAID 83.526 ACRES AND THE 78.966 ACRES, THE 99.6 ACRES AND THE 16.84 ACRES, THE FOLLOWING COURSES:

SOUTH 29DEG 52' 36" EAST, A DISTANCE OF 40.00 FEET, TO A SET 1/2" INCH IRON ROD WITH "CUDE" CAP;

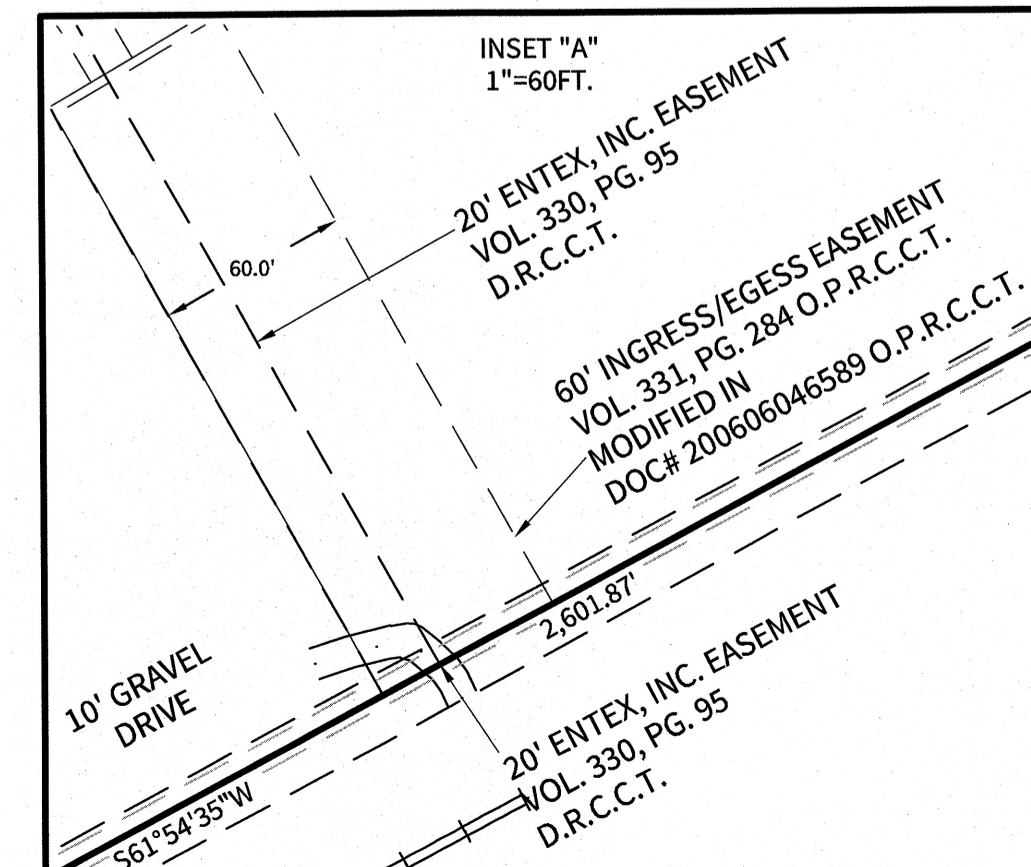
SOUTH 60DEG 09' 13" WEST, A DISTANCE OF 652.70 FEET, TO A FOUND 1/2" INCH IRON ROD;

SOUTH 30DEG 28' 21" EAST, A DISTANCE OF 1,091.87 FEET, TO A FOUND 1/2" INCH IRON ROD;

SOUTH 30DEG 16' 16" EAST, A DISTANCE OF 1,619.85 FEET, TO THE POINT OF BEGINNING AND CONTAINING 142.096 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES:

1. BASIS OF BEARINGS: THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (93).
2. FLOODPLAIN STATEMENT: A PORTION OF THIS PROPERTY LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE "AE" AREAS WITH BASE FLOOD ELEVATIONS DETERMINED, PER FEMA MAP NUMBER 48091C0485F, WITH AN EFFECTIVE DATE OF SEPTEMBER 2, 2009.
3. BURIED UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE AND APPARENT SURFACE EVIDENCE OR AS-BUILT DRAWINGS OF THE CONSTRUCTED UTILITIES LINES. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED, THE UTILITY WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING. CUDE ENGINEERS AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
4. ALL PROPERTY CORNERS ARE SET 1/2" IRON RODS WITH CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED.



149.924 ACRES
KNOWLTON & WALLACE LTD
DOC# 9906034644
O.P.R.C.C.T.

ORIGINAL PROPERTY/DEED LINE
PROPERTY LINE OF 142.096 ACRES

INSET "B"
1"=100FT.

142.096 ACRES

LOCATION MAP

LEGEND

- P.O.B. = POINT OF BEGINNING
- F.M. = FARM-TO-MARKET
- GW = GUY WIRE
- PP = POWER POLE
- OHE = OVERHEAD ELECTRIC

- 1 = SET 1/2" IRON ROD WITH "CUDE" CAP
- 2 = FOUND 1/2" IRON ROD
- P.R.C.C.T. = PLAT RECORDS, COMAL COUNTY, TEXAS
- D.R.C.C.T. = DEED RECORDS, COMAL COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS

NOTES:

1. THE SURVEYOR HAS RELIED ON THE TITLE REPORT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, GF NO. 4311028584, EFFECTIVE DATE OF MAY 1, 2018 AND ISSUED MAY 23, 2018 WITH REGARD TO THE EXISTENCE OF RECORDED EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS OF RECORD AFFECTING THE SUBJECT PROPERTY. ITEMS PER SCHEDULE B OF THE ABOVE REFERENCE TITLE REPORT ARE AS FOLLOWS:

SCHEDULE B - 10.

A. EASEMENT GRANTED TO MAGNOLIA GAS CO. FOR THE PURPOSE(S) PROVIDED IN INSTRUMENT RECORDED IN VOLUME 56, PAGE 509, DEED RECORDS, COMAL COUNTY, TEXAS (DOES AFFECT THIS TRACT AS SHOWN). MODIFICATION, RATIFICATION AND PARTIAL RELEASE OF RIGHT OF WAY AGREEMENT AS DESCRIBED IN INSTRUMENT RECORDED IN DOCUMENT NUMBER 201306020199, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS (DOES NOT AFFECT THIS TRACT. AFFECTS 83.526 ACRE TRACT).

B. WATER RIGHTS CONVEYED TO TXL OPERATIONS, LP, AS DESCRIBED IN INSTRUMENT RECORDED IN DOCUMENT NUMBER 200106026886, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS. (DOES AFFECT THIS TRACT.)

C. WATER RIGHTS PERMIT AS DESCRIBED IN INSTRUMENT RECORDED IN DOCUMENT NUMBER 200106012397, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS. AMENDED WATER RIGHTS PERMIT AS DESCRIBED IN INSTRUMENT RECORDED IN DOCUMENT NUMBER 200206010300, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS. REISSUANCE OF WATER RIGHT PERMIT AS DESCRIBED IN INSTRUMENT RECORDED IN DOCUMENT NUMBER 200806039206, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS. CORRECTED WATER RIGHTS PERMIT AS DESCRIBED IN INSTRUMENT RECORDED IN DOCUMENT NUMBER 200906034491, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS. (DOES AFFECT THIS TRACT.)

D. IRREVOCABLE DESIGNATION OF HISTORICALLY IRRIGATED LANDS PERTAINING TO EDWARDS AQUIFER GROUNDWATER RIGHTS AS DESCRIBED IN INSTRUMENT RECORDED IN DOCUMENT NUMBER 200906030321, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS. (DOES AFFECT THIS TRACT.)

E. EASEMENT GRANTED TO THE CITY OF SAN ANTONIO FOR THE PURPOSE(S) PROVIDED IN INSTRUMENT RECORDED IN VOLUME 183, PAGE 464, DEED RECORDS, COMAL COUNTY, TEXAS. (DOES AFFECT THIS TRACT AS SHOWN.)

F. WATER RIGHTS PERMIT AS DESCRIBED IN INSTRUMENT RECORDED IN DOCUMENT NUMBER 200106007555, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS. CORRECTED AND AMENDED WATER RIGHTS PERMIT DESCRIBED IN INSTRUMENT RECORDED IN DOCUMENT NUMBER 200406029234, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS. (DOES AFFECT THIS TRACT.)

G. EASEMENT GRANTED TO ENTX, INC. FOR THE PURPOSE(S) PROVIDED IN INSTRUMENT RECORDED IN VOLUME 330, PAGE 95, DEED RECORDS, COMAL COUNTY, TEXAS. (DOES AFFECT THIS TRACT AS SHOWN.)

H. EASEMENT GRANTED TO ENTX, INC. FOR THE PURPOSE(S) PROVIDED IN INSTRUMENT RECORDED IN VOLUME 330, PAGE 103, DEED RECORDS, COMAL COUNTY, TEXAS. (DOES AFFECT THIS TRACT AS SHOWN.)

I. TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 331, PAGE 284, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS, AS FURTHER AFFECTED BY MODIFICATION OF EASEMENT RECORDED IN DOCUMENT NUMBER 200606046589, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS. (DOES AFFECT THIS TRACT AS SHOWN.)

J. EASEMENT GRANTED TO AT&T CORP FOR THE PURPOSE(S) PROVIDED IN INSTRUMENT RECORDED IN DOCUMENT NUMBER 200706037609, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS. (DOES AFFECT THIS TRACT AS SHOWN.)

K. PERMANENT EASEMENT AGREEMENT GRANTED TO ENTERPRISE TEXAS PIPELINE LLC FOR THE PURPOSE(S) PROVIDED IN INSTRUMENT RECORDED IN DOCUMENT NUMBER 201306020198, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS. (DOES AFFECT THIS TRACT AS SHOWN.)

L. PIPELINE RIGHT OF WAY AND EASEMENT GRANTED TO MULTIFUELS TEXAS PIPELINE, LLC FOR THE PURPOSE(S) PROVIDED IN INSTRUMENT RECORDED IN DOCUMENT NUMBER 201606013118, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS. (DOES AFFECT THIS TRACT AS SHOWN.)

R. EASEMENT AWARDED TO LEVEL 3 COMMUNICATIONS, LLC FOR THE PURPOSES PROVIDED IN INSTRUMENT RECORDED IN DOCUMENT NUMBER 201506029399, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS. (DOES AFFECT THIS TRACT AS SHOWN.)

