

## ADDITIONAL TRACT 1:

1.0 AC

## FIELD NOTES

December 7, 2017

BEING 1.000 acre of land, more or less, out of the Geronimo Leal Survey No. 79, Abstract 424, County Block 5058, City of Schertz, Bexar County, Texas and also being described as a 1 acre tract in Volume 6505, Page 630 of the Deed Records of Bexar County, Texas and being more particularly described as follows:

BEGINNING at a concrete R.O.W. marker found in the existing north R.O.W. line of Lower Seguin Road at the south end of the cut-off line from the existing west R.O.W. line of F. M. Highway 1518 for a corner of this tract and a corner of the above referenced 1 acre tract;

THENCE, S 60°36'09" W, 91.56 feet (*S 60° W, 92.5 feet-6505/630*) along said south R.O.W. line to an iron rod found in same for the southwest corner of this tract and a corner of a 13.669 acre tract described in Volume 15542, Page 551 of the Real Property Records of Bexar County, Texas;

THENCE, N 09°49'00" W, 333.04 feet (*Ref. Brg. N 09°49' W, 334.5 feet-6505/630*) generally along an existing fence and the common line with said 13.669 acre tract to an iron pipe found for the northwest corner of this tract and an interior corner of said 13.669 acre tract;

THENCE, N 60°23'29" E, 143.04 feet (*N 60° E, 143.1 feet-6505/630*) generally along an existing fence and the common line with said 13.669 acre tract to a concrete R.O.W. marker found in the existing west line of F. M. Highway 1518 for the northeast corner of this tract and a corner of said 13.669 acre tract;

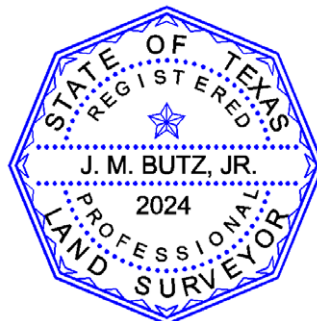
THENCE, along said west R.O.W. line in a southerly direction along a curve to the right and having a central angle of one°19'38," a radius of 2825.00 feet, a tangent distance of 32.73 feet, an arc length of 65.44 feet and a chord bearing and distance of S 100°7'00" E, 65.45 feet to an iron rod set for the end of this curve;

THENCE, S 09°27'11" E, (*S 09°49' E-6505/630*) 218.10 feet along said west R.O.W. line to an iron rod set in same at the north end of the cut-off line to the north line of Lower Seguin Road;

THENCE, S 25°17'49" W, 82.20 feet (*S 25°05' W, 83 feet-6505/630*) along said cut-off line to the POINT OF BEGINNING and containing 1.000 acre of land, more or less.

Note: Plat also prepared this day.

J. M. Butz, Jr.  
Registered Professional Land Surveyor  
No. 2024



FN17-145

ADDITIONAL TRACT 2:  
5.77 AC.

CROSS BRANCH  
SURVEYING  
2519 BOARDWALK  
SAN ANTONIO, TEXAS 78217  
(210) 828-1102

STATE OF TEXAS  
COUNTY OF BEXAR

5.77 ACRES  
F.M. 1518

P.M. 1518  
TABLE WITH RIGHT-OF-WAY

Being a 5.77 acre tract of land out of a called 6.0 acre tract of land described in deed executed on June 18, 2015 from Arthur W. Hillert Jr., an individual, to Price Asset Management, Inc., a Texas Corporation recorded in Volume 17299, Page 1911 of the Official Public Records of Bexar County, Texas, situated in the Jeronimo Leal Survey No. 79, Abstract 424, County Block 5058 of Bexar County, Texas. Said 5.77 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2" iron rod found on the southwest right-of-way line of F.M. 1518, for the **POINT OF BEGINNING** of this herein described tract, same being the northeastern corner of a called 6.00 acres conveyed to Shannon N. Houy and Tina Marie Houy by deed recorded in Deed No. 20200130665 of the Official Public Records of Bexar County, Texas;

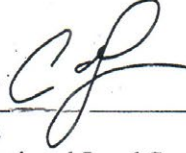
**THENCE**, S 30°16'49" E (the basis of bearings for this survey), a distance of 291.03 feet, with the southwest right-of-way line of F.M. 1518 to a 1/2" iron rod found for the northernmost corner of a called 34.007 acre tract conveyed to Schertz 1518, Ltd. By deed recorded in Volume 11492, Page 57 of the Official Public Records of Bexar County, Texas, same being the eastern most corner of this herein described tract;

**THENCE**, S 59°38'17" W, a distance of 862.71 feet, with the northwest line of said 34.007 acre tract, to a 1/2" iron rod found for an eastern corner of said Houy tract, same being the southernmost corner of this herein described tract;

**THENCE**, N 30°47'09" W, a distance of 291.04 feet, with the common line of the said Houy tract to a 1/2" iron rod found for the westernmost corner of this herein described tract;

**THENCE**, N 59°38'17" E, a distance of 568.28 feet, with the common line of said Houy tract to the **POINT OF BEGINNING** of this herein described tract, containing 5.77 acres (251,446 sq. ft.) of land, more or less, within these metes and bounds.

I hereby certify that this survey was performed upon the ground March 12th, 2021,  
under my direct supervision and is true and correct to the best of my knowledge.



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Caesar A, Garcia  
Registered Professional Land Surveyor No. 5904  
WO #21-2-2B



## MODULE III A UNIT 1:

53.72 AC.



A 53.72 ACRES

A 53.72 acres tract of land, out of the Julian Diaz Survey No. 66, Abstract No. 187, County Block 5059, the E.R. Evans Survey No. 80, Abstract No. 216, County Block 5060 and being out of a 145.427 acre tract of land as conveyed to Schertz 1518, LTD. of record in Volume 11564 Page 1814 and a 91.288 acre tract of land as conveyed to Schertz 1518, LTD. of record in Volume 11601 Page 2280, all being of the Official Public Records of Bexar County, Texas and situated in the City of Schertz, Bexar County, Texas and being more particularly described by metes and bounds as follows:

**Commencing** at a found iron pipe, in the southwest right-of-way line of F.M. 1518, a variable width right-of-way and the northeast line of the 145.427 acre tract, for the southeast corner of Lot 1, Block 1 of the Washington Tyrannus School Of The Arts, a plat of record in Volume 9616, Page 24 of the Deed and Plat Records of Bexar County, Texas and a northeast corner of the 145.427 acre tract;

**THENCE:** along and with the northeast lines of the 145.427 acre tract and the north, west, and south lines of Lot 1, Block 1 of the Sedona Lift Station Subdivision, a plat of record in Volume 9611, Page 168 of the Deed and Plat Records of Bexar County, Texas, the following five (5) courses:

1. S 30°21'21" E, a distance of 363.82 feet to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for the northeast corner of Lot 1, Block 1 of the Sedona Lift Station Subdivision and an exterior corner of the 145.427 acre tract,
2. S 69°31'36" W, a distance of 119.34 feet to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for the northwest corner of Lot 1, Block 1 of the Sedona Lift Station Subdivision and an interior corner of the 145.427 acre tract,
3. S 20°28'24" E, a distance of 104.08 feet to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for the beginning of a curve to the right,
4. with a curve to the right, having an arc of 15.16 feet, a radius of 50.00 feet, a delta of 17°22'31", and a chord bears S 66°42'30" E, a distance of 15.10 feet to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of tangency, and
5. N 59°41'45" E, a distance of 126.48 feet to a calculated point, for the southeast corner of Lot 1, Block 1 and a northeast corner of the 145.427 acre tract;

**THENCE:** S 30°21'21" E, along and with a northeast line of the 145.427 acre tract, a distance of 703.73 feet to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for the **POINT OF BEGINNING** and the northeast corner of the tract described herein;

**THENE: S 30°21'21" E**, into and across the 145.427 acre tract, a distance of **577.63 feet** to a found ½" iron rod, for the northeast corner of a 9.977 acre tract of land as conveyed to Ware Seguin 1518, LLC of record in Volume 18693, Page 578 of the Official Public Records of Bexar County, Texas, the southeast corner of the 145.427 acre tract and the tract described herein;

**THENCE: S 59°19'19" W**, along and with the southeast line of the 145.427 acre tract and the northwest line of the 9.977 acre tract, a distance of **1749.17 feet** to a found ½" iron rod in the southeast line of the 145.427 acre tract, for the northwest corner of the 9.977 acre tract, the northeast corner of a 20.003 acre tract as conveyed to Ware Seguin 1518, LLC of record in Volume 19013, Page 2095 of the Official Public Records of Bexar County, Texas, and an angle point of the tract described herein;

**THENCE: S 59°39'56" W**, along and with the southeast line of the 145.427 acre tract and the northwest line of the 20.003 acre tract, a distance of **509.91 feet** to a post, in the northeast line of the 91.288 acre tract, for the northwest corner of the 20.003 acre tract, the southwest corner of the 145.427 acre tract and the tract described herein;

**THENCE:** into and across the 91.288 acre tract and the 145.427 acre tract the following seventeen (17) courses:

1. **N 83°06'36" W**, a distance of **160.98 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the tract described herein,
2. **N 72°02'20" W**, a distance of **90.57 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an exterior corner of the tract described herein,
3. **N 17°57'40" E**, a distance of **8.58 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of curvature of the tract described herein,
4. With a curve to the **left**, having an arc of **76.05 feet**, a radius of **445.00 feet**, a delta of **9°47'32"**, and a chord bears **N 13°03'54" E**, a distance of **75.96 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of compound curvature of the tract described herein,
5. With a curve to the **left**, having an arc of **24.96 feet**, a radius of **15.00 feet**, a delta of **95°20'15"**, and a chord bears **N 39°29'59" W**, a distance of **22.18 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an exterior corner of the tract described herein,
6. **N 02°49'53" E**, a distance of **50.00 feet**, for a point of curvature of the tract described herein,
7. With a non-tangent curve to the **left**, having an arc of **24.96 feet**, a radius of **15.00 feet**, a delta of **95°20'15"**, and a chord bears **N 45°09'45" E**, a distance of **22.18 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of compound curvature of the tract described herein,
8. With a curve to the **left**, having an arc of **20.74 feet**, a radius of **445.00 feet**, a delta of **2°40'13"**, and a chord bears **N 03°50'29" W**, a distance of **20.74 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of tangency of the tract described herein,
9. **N 05°10'35" W**, a distance of **85.52 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an interior corner of the tract described herein,
10. **N 87°38'34" W**, a distance of **202.76 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an interior corner of the tract described herein,
11. **S 67°32'26" W**, a distance of **141.78 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an interior corner of the tract described herein,
12. **S 29°55'37" W**, a distance of **84.54 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an interior corner of the tract described herein,
13. **S 03°08'33" W**, a distance of **109.52 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an interior corner of the tract described herein,
14. **S 21°26'01" E**, a distance of **119.39 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an exterior corner of the tract described herein,
15. **S 22°49'58" W**, a distance of **156.59 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an angle point for the tract described herein,
16. **S 16°29'38" W**, a distance of **67.23 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an exterior corner of the tract described herein, and
17. **S 59°48'47" W**, a distance of **10.00 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for the southwest corner of the tract described herein;

**THENCE: N 30°11'13" W**, along and with the southwest line of the 91.288 acre tract and the northeast line of a 285.567 acre tract as conveyed to 3GG Properties, LLC of record in Volume 16527, Page 1683 of the Official Public Records of Bexar County, Texas, a distance of **694.82 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for the northwest corner of the tract described herein;

**THENCE:** into and across the 91.288 acre tract and the 145.427 acre tract the following forty-two (42) courses:

1. **N 69°35'40" E**, a distance of **200.04 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an interior corner of the tract described herein,
2. **N 20°24'20" W**, a distance of **129.56 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of curvature of a tract described herein,
3. With a non-tangent curve to the **left**, having an arc of **71.88 feet**, a radius of **60.00 feet**, a delta of **68°38'39"**, and a chord bears **N 02°28'31" E**, a distance of **67.66 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of reverse curvature of the tract described herein,
4. With a curve to the **right** having an arc of **22.56 feet**, a radius of **15.00 feet**, a delta of **86°10'39"**, and a chord bears **N 11°14'31" E**, a distance of **20.49 feet** to a set ½" iron rod with a Blue Cap Stamped "KFW Surveying", for a point of tangency of the tract described herein,
5. **N 54°19'50" E**, a distance of **38.98 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an exterior corner of the tract described herein,
6. **S 35°40'10" E**, a distance of **120.00 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an interior corner of the tract described herein,
7. **N 54°19'50" E**, a distance of **166.59 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an interior corner of the tract described herein,
8. **N 20°23'46" E**, a distance of **95.41 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the tract described herein,
9. **N 14°38'50" E**, a distance of **89.78 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the tract described herein,
10. **N 07°37'05" E**, a distance of **75.06 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for the north corner of the tract described herein,
11. **S 82°22'55" E**, a distance of **199.87 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of curvature of the tract described herein,
12. With a curve to the **right**, having and arc of **155.63 feet**, a radius of **275.00 feet**, a delta of **32°25'31"**, and a chord bears **S 66°10'10" E**, a distance of **153.56 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for point of tangency of the tract described herein,
13. **S 49°57'24" E**, a distance of **8.93 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an interior corner of the tract described herein,
14. **N 40°02'38" E**, a distance of **49.89 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an exterior corner of the tract described herein,
15. **S 52°49'09" E**, a distance of **48.85 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of curvature of the tract described herein,
16. With a curve to the **left**, having an arc of **34.51 feet**, a radius of **40.00 feet**, a delta of **49°25'53"**, and a chord bears **S 77°32'06" E**, a distance of **33.45 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of reverse curvature of the tract described herein,
17. With a curve to the **right**, having an arc of **13.25 feet**, a radius of **70.00 feet**, a delta of **10°50'43"**, and a chord bears **N 83°10'20" E**, a distance of **13.23 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of reverse curvature of the tract described herein,

18. With a curve to the **left**, having an arc of **32.69 feet**, a radius of **41.00 feet**, a delta of **45°41'20"**, and a chord bears **N 65°45'01" E**, a distance of **31.83 feet** to a set  $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of tangency of the tract described herein,
19. **N 42°54'21" E**, a distance of **50.60 feet** to a set  $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the tract described herein,
20. **N 40°02'36" E**, a distance of **63.91 feet** to a set  $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of curvature of the tract described herein,
21. With a curve to the **left**, having an arc of **23.56 feet**, a radius of **15.00 feet**, a delta of **90°00'00"**, and a chord bears **N 04°57'24" W**, a distance of **21.21 feet** to a set  $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of tangency of the tract described herein,
22. **N 49°57'24" W**, a distance of **1.00 feet** to a set  $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an exterior corner of the tract described herein,
23. **N 40°02'36" E**, a distance of **50.00 feet** to a set  $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an exterior corner of the tract described herein,
24. **S 49°57'24" E**, a distance of **1.00 feet** to a set  $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of curvature of the tract described herein,
25. With a curve to the **left**, having an arc of **23.56 feet**, a radius of **15.00 feet**, a delta of **90°00'00"**, and a chord bears **N 85°02'36" E**, a distance of **21.21 feet** to a set  $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of tangency of the tract described herein,
26. **N 40°02'36" E**, a distance of **207.56 feet** to a set  $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of curvature of the tract described herein,
27. With a curve to the **left**, having an arc of **24.28 feet**, a radius of **15.00 feet**, a delta of **92°44'06"**, and a chord bears **N 06°19'27" W**, a distance of **21.71 feet** to a set  $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of tangency of the tract described herein,
28. **N 52°41'30" W**, a distance of **1.00 feet** to a set  $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an exterior corner of the tract described herein,
29. **N 37°18'30" E**, a distance of **50.00 feet** to a set  $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an exterior corner of the tract described herein,
30. **S 52°41'30" E**, a distance of **4.82 feet** to a set  $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of curvature of the tract described herein,
31. With a curve to the **left**, having an arc of **22.85 feet**, a radius of **15.00 feet**, a delta of **87°15'54"**, and a chord bears **N 83°40'33" E**, a distance of **20.70 feet** to a set  $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of tangency of the tract described herein,
32. **N 40°02'36" E**, a distance of **354.50 feet** to a set  $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of curvature of the tract described herein,
33. With a curve to the **right**, having an arc of **458.60 feet**, a radius of **430.00 feet**, a delta of **61°06'26"**, and a chord bears **N 70°35'49" E**, a distance of **437.18 feet** to a set  $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of tangency of the tract described herein,
34. **S 78°50'58" E**, a distance of **77.40 feet** to a set  $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the tract described herein,
35. **S 81°40'39" E**, a distance of **52.22 feet** to a set  $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of curvature of the tract described herein,
36. With a curve to the **left**, having an arc of **32.69 feet**, a radius of **41.00 feet**, a delta of **45°41'20"**, and a chord bears **N 75°28'41" E**, a distance of **31.83 feet** to a set  $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of reverse curvature of the tract described herein,

37. With a curve to the **right**, having an arc of **118.63 feet**, a radius of **70.00 feet**, a delta of **97°06'10"**, and a chord bears **S 78°48'54" E**, a distance of **104.94 feet** to a set  $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of reverse curvature of the tract described herein,
38. With a curve to the **left**, having an arc of **32.69 feet**, a radius of **41.00 feet**, a delta of **45°41'20"**, and a chord bears **S 53°06'29" E**, a distance of **31.83 feet** to a set  $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of tangency of the tract described herein,
39. **S 75°57'10" E**, a distance of **49.04 feet** to a set  $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the tract described herein,
40. **S 78°50'58" E**, a distance of **51.29 feet** to a set  $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of curvature of the tract described herein,
41. With a curve to the **left**, having an arc of **300.64 feet**, a radius of **415.00 feet**, a delta of **41°30'23"**, and a chord bears **N 80°23'50" E**, a distance of **294.10 feet** to a set  $\frac{1}{2}$ " iron rod with a Blue Plastic Cap Stamped "KFW Surveying", for a point of tangency of the tract described herein,
42. **N 59°38'39" E**, a distance of **103.34 feet** to the **POINT OF BEGINNING** and containing 53.72 acres more or less, in the City of Schertz, Bexar County, Texas and in accordance with a plat prepared by KFW Surveying.

Job No.: 12-028  
 Prepared by: KFW Surveying  
 Date: April 3, 2020  
 File: S:\Draw 2012\12-028 Sedona Trails\doc\ FN 53.72AC M3U1 PLAT.docx

