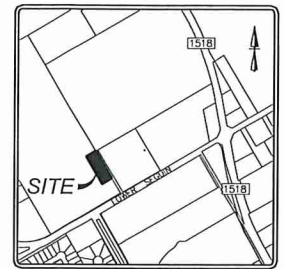


NOTES

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF SCHERTZ AND BEXAR COUNTY ORDINANCES AND RESTRICTIONS.
3. METES AND BOUNDS WERE PREPARED FOR THIS EXHIBIT.
4. SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A YELLOW CAP STAMPED "KFW EASEMENT".
5. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



SCALE : 1" = 100'



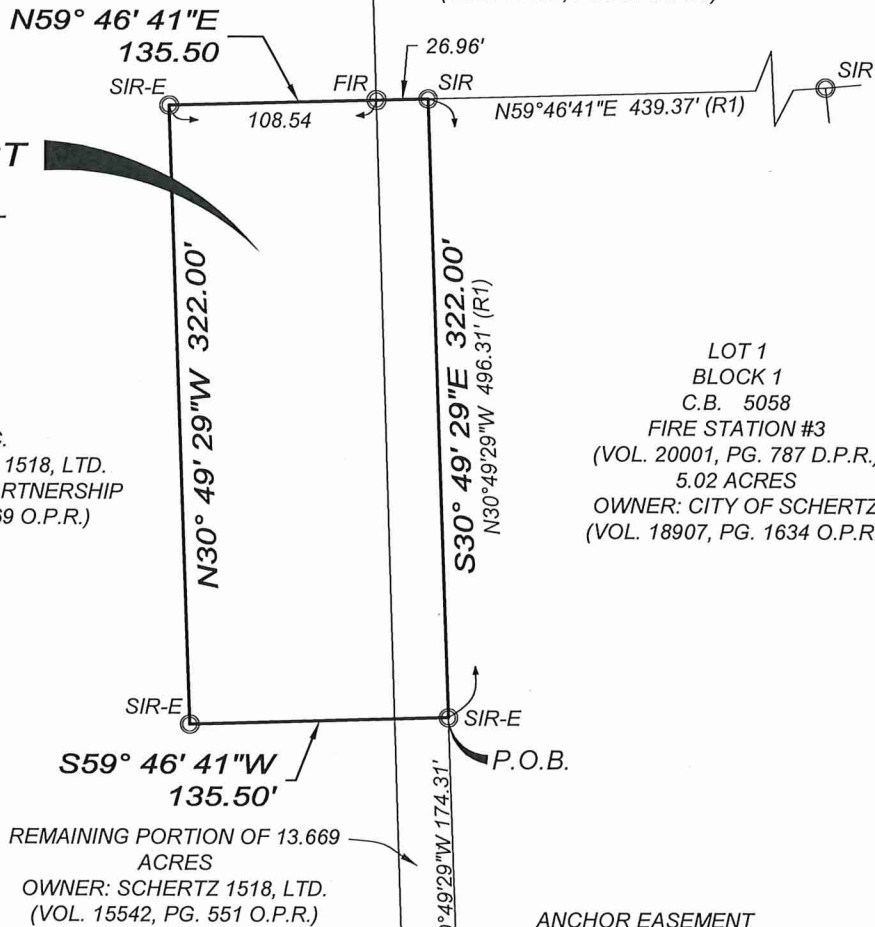
LOCATION MAP NOT-TO-SCALE

1.002 ACRE TRACT
(43,629 SQ. FT.)
135.5' WIDTH EASEMENT

34.007 ACRE TRACT
C.B. 5058
OWNER: SCHERTZ 1518, LTD.
(VOL. 11492, PG. 57 O.P.R.)

35.182 AC.
OWNER: SCHERTZ 1518, LTD.
A TEXAS LIMITED PARTNERSHIP
(VOL. 11492, PG. 69 O.P.R.)

LOT 1
BLOCK 1
C.B. 5058
FIRE STATION #3
(VOL. 20001, PG. 787 D.P.R.)
5.02 ACRES
OWNER: CITY OF SCHERTZ
(VOL. 18907, PG. 1634 O.P.R.)



SYMBOL LEGEND

- FIR FOUND 1/2" IRON ROD OR AS NOTED
- SIR-E SET 1/2" IRON ROD WITH A YELLOW CAP STAMPED "KFW EASEMENT"
- SIR SET 1/2" IRON ROD WITH A BLUE CAP STAMPED "KFW SURVEYING"
- ⊗ TXDOT TEXAS DEPARTMENT OF TRANSPORTATION MON MONUMENT TYPE I OR TYPE II AS NOTED
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- (R1) RECORD INFORMATION VOL. 20001, PG. 787 D.P.R.



[Handwritten Signature]
TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
EMAIL: TSEIDEL@KFWENGINEERS.COM
PROJECT NO.: 12-028

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:
THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING
12100 PARK 35 CIRCLE BLDG. A, SUITE 156 MC-230 AUSTIN, TX 78753
PHONE: 512-239-5263; FAX: 512-239-5253



EXHIBIT OF
A 1.002 ACRE TRACT OF LAND, OUT OF THE JERONIMO LEAL SURVEY NO. 79, ABSTRACT NO. 424, COUNTY BLOCK 5058, AND BEING OUT OF A 35.182 ACRE TRACT OF LAND CONVEYED TO SCHERTZ 1518, LTD. A TEXAS LIMITED PARTNERSHIP OF RECORD IN VOLUME 11492, PAGE 69, A REMAINING PORTION OUT OF A 13.669 ACRE TRACT AS CONVEYED TO SCHERTZ 1518, LTD. OF RECORD IN VOLUME 15542, PAGE 551 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

REVISIONS: TRACT ACRES	ISSUE DATE: 08/16/2021
JOB NO.: 12-028	DESIGNER:
DATE: 07/30/2021	CHECKED: TAS
DRAWN: PR	



Date: Aug 16, 2021, 10:24am User ID: Administrator File: S:\Users\2021\12-028\Subarea\Trans\0812-028 TITLESET.dwg



**FIELD NOTES
FOR
A 1.002 ACRE TRACT**

A **1.002 acre** tract of land, out of the Jeronimo Leal Survey No. 79, Abstract No. 424, County Block 5058, and being out of a 35.182 acre tract of land conveyed to Schertz 1518, LTD. a Texas Limited Partnership of record in Volume 11492, Page 69, a remaining portion out of a 13.669 acre tract as conveyed to Schertz 1518, LTD. of record in Volume 15542, Page 551 of the Official Public Records of Real Property of Bexar County, Texas and being more particularly described by metes and bounds as follows:

Commencing at a set ½" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for the southeast corner of the 13.669 acre tract and the southwest corner of Lot 1, Block 1, C.B. 5058 of the Fire Station #3, plat of record in Volume 20001, Page 787 of the Deed and Plat Records of Bexar County, Texas as conveyed to the City of Schertz in Volume 18907, Page 1634 of the Official Public Records of Bexar County, Texas;

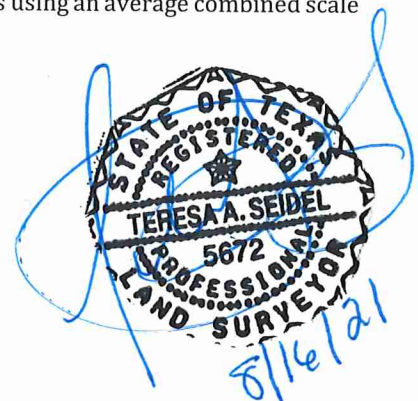
THENCE: N 30° 49' 29" W along and with the common line of the Lot 1, Block 1 and the 13.669 acre tract, a distance of 174.31 feet to a set ½" iron rod with a Yellow Plastic Cap Stamped "KFW EASEMENT", for the **POINT OF BEGINNING** and the southeast corner of the tract described herein;

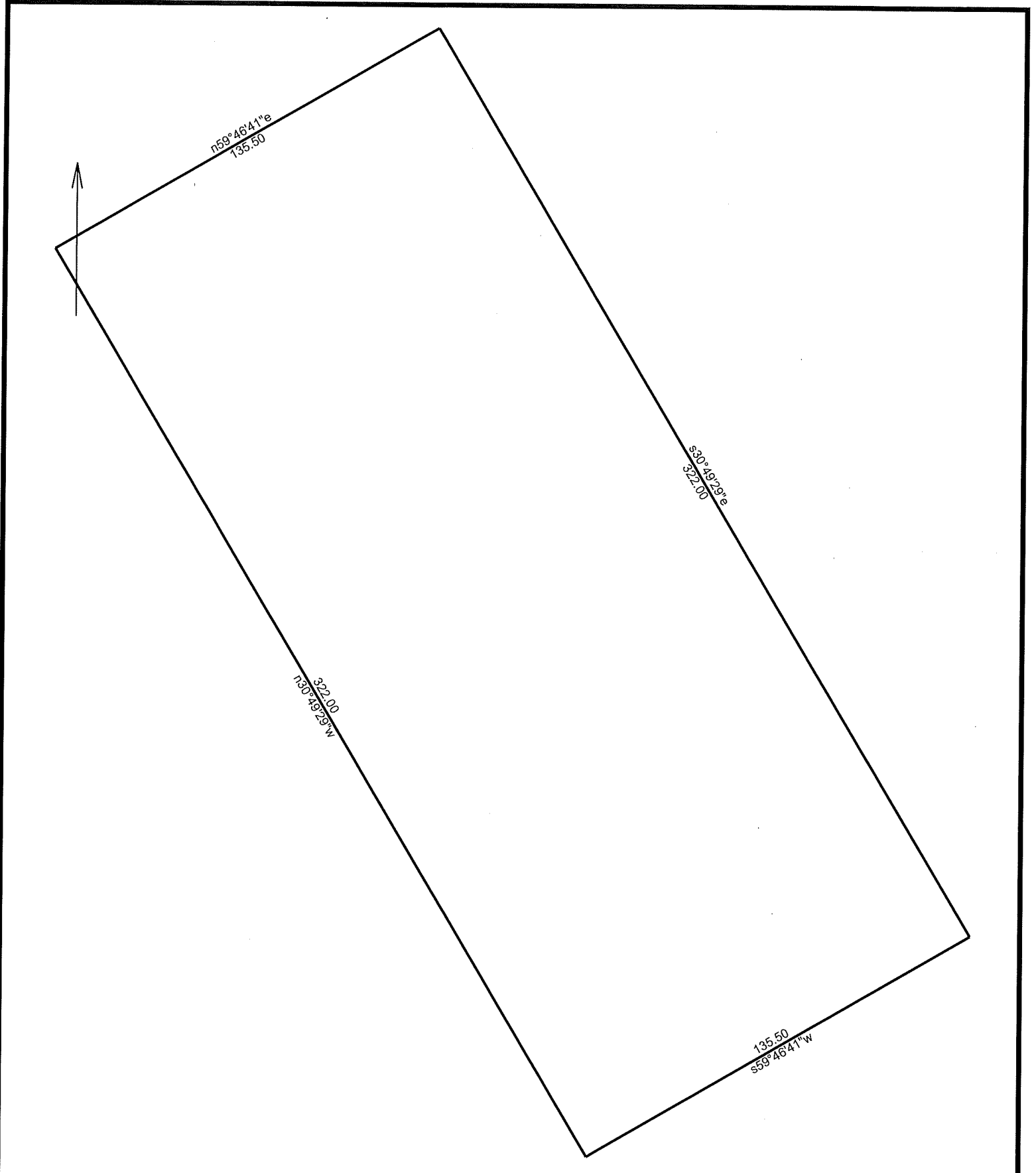
THENCE: over and across the remaining portion of the 13.669 acre tract and the 35.182 acre tract the following three **(3)** courses:

1. **S 59°46'41" W**, a distance of **135.50 feet** to a set ½" iron rod with a Yellow Plastic Cap Stamped "KFW EASEMENT", for a southwest corner of the easement described herein,
2. **N 30°49'29" W**, a distance of **322.00 feet** to a set ½" iron rod with a Yellow Plastic Cap Stamped "KFW EASEMENT", for a northwest corner of the easement described herein, and
3. **N 59°46'41" E**, at a distance of 108.54 feet passing a found ½" iron rod in the northeast line of the 35.182 acre tract, for the southwest corner of a 34.007 acre tract of land conveyed to Schertz 1518, LTD. A Texas Limited Partnership of record in Volume 11492, Page 57, of the Official Public Records of Real Property of Bexar County, Texas, the northwest corner of the 13.669 acre tract and continuing along and with the common line of the 34.007 acre tract and the 13.669 acre tract for a total distance of **135.50 feet** to a set ½" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for the northwest corner of Lot 1, Block 1 and the northeast corner of the easement described herein, from which a set ½" iron rod with Blue Plastic Cap Stamped "KFW Surveying" for the northeast corner of Lot 1 Block 1, bears N 59°46'41" E, a distance of 439.37 feet;

THENCE: **S 30°49'29" E**, along and with the southwest line of Lot1 Block 1, a distance of **322.00 feet** to the **POINT OF BEGINNING** and containing **1.002 acres**, or 43,629 square feet more or less, in the City of Schertz, Bexar County, Texas and being described in accordance with an exhibit prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone. Distances recited herein are surface distances using an average combined scale factor of 0.9998300289.

Job No.: 12-028
Prepared by: KFW Surveying
Date: July 30, 2021
Revised: August 16, 2021
File: S:\Draw 2012\12-028 Sedona Trails\DOCS\FN 0.7714 AC 081621.docx





8/3/2021

Scale: 1 inch= 39 feet

File: 1.002 AC.ndp

Tract 1: 1.0016 Acres (43629 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=915 ft.

- 01 s59.4641w 135.50
- 02 n30.4929w 322.00
- 03 n59.4641e 135.50
- 04 s30.4929e 322.00