

Additional Tract 1



FIELD NOTES
FOR
2.4101 ACRES

A **2.4101 acre** tract of land, out of the Julian Diaz Survey No. 66, Abstract No. 187, County Block 5059, and being the remainder of a 2.49 acre tract as conveyed to Michael Ray Thomas of record in Volume 17621, Page 1344 of the Official Public Records of Bexar County, Texas, (OPR) (**R10**) and situated in the City of Schertz, Bexar County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a point in the southwest right-of-way line FM 1518, a variable width right of way, the southeast line of a 145.427 acre tract as conveyed to Schertz 1518, LTD. of record in Volume 11564, Page 1814 (OPR), the northwest corner of a 0.2242 acre tract as conveyed to the State of Texas of record in Document No. 20200122274 - Part 1 (OPR) (**R14**) and for the northeast corner of the 9.977 acre tract of land as conveyed to Ware Seguin 1518, LLC (OPR) from which a found iron rod stamped "PAPE DAWSON" bears S 32°16'35" E, a distance of 0.24 feet;

THENCE: S 30° 20' 43" E along and with the southwest right-of-way line of FM 1518, northeast lines of the 9.977 acre tract and the 1.000 acre tract of land as conveyed to Ware Seguin 1518, LLC of record in Volume 18557, Page 1674 (OPR), a distance of 348.98 feet (*N 30° 28' 27" W - 348.75', R14*) to a found ½" iron rod stamped "PAPE DAWSON", for the southeast corner of the 1.000 acre tract, the northeast corner remainder of a 2.49 acre tract as conveyed to Michael Ray Thomas of record in Volume 17621, Page 1344 of the Official Public Records of Bexar County, Texas, for the **POINT OF BEGINNING** and the easterly northeast corner of the tract described herein;

THENCE: S 30° 20' 43" E continuing along and with the southwest right-of-way line of FM 1518 of a 0.0954 acre tract as conveyed to the State of Texas of record in Document No. 20190164992 (OPR) (**R15**) and northeast line remainder of the 2.49 acre tract, a distance of **148.36 feet** (*N 30° 28' 27" W - 148.49', R15*) to a found ½" iron rod in the southwest right-of-way line of FM 1518, for the northeast corner of the 5.00 acre tract of land as conveyed to Ware Seguin 1518, LLC of record in Volume 18557, Page 998 (OPR), the southeast corner of the tract described herein, from which a found ½" iron rod stamped "PAPE DAWSON", for the northeast corner of the 10.00 acre tract as conveyed to Roy B. Juarez and Edna M. Juarez of record in Volume 1839, Page 504 (OPR), the southeast corner of the 15.00 acre tract to Ware Seguin 1518, LLC of record in Volume 18733, Page 1544 (OPR) and the southwest corner of a 0.3185 acre tract as conveyed to the State of Texas of record in Document No. 20200122274 - PART 2 (OPR) (**R16**) bears, S30°20'43" E, a distance of 495.45 feet (*N 30° 28' 27" W, 495.42', (R16)*);

THENCE: Along and with the southeast, southwest, and northwest lines of the 2.49 acre tract, the northwest line of the 5.00 acre tract, a northeast line of the 2.010 acre tract of land as conveyed to Ware Seguin 1518, LLC of record in Document No. 20190250971 (OPR), the southeast line of the 9.977 acre tract and the southeast and southwest lines of the 1.00 acre tract, the following five (5) courses:

1. **S 59°15'02" W**, a distance of **586.00 feet** a found ½" iron rod, for a southeast corner of the 2.010 acre tract, the southwest corner of the 2.49 acre tract and the tract described herein,
2. **N 30°08'37" W**, a distance of **249.79 feet** to a set ½" iron rod with a Blue Plastic Cap Stamped "KFW SURVEYING", for the northeast corner of the 2.010 acre tract, the northwest corner of the 2.49 acre tract and the tract described herein,

3. **N 59°18'57" E**, a distance of **175.62 feet** to a found ½" iron rod, for the northwest corner of the 1.000 acre tract, the northerly northeast corner of the 2.49 acre tract and the tract described herein,
4. **S 30°42'50" E**, a distance of **100.04 feet** to a found ½" iron rod stamped "AMER SURVEY", for the southwest corner of the 1.00 acre tract, an interior corner of the 2.49 acre tract and the tract described herein, and
5. **N 59°24'56" E**, a distance of **408.85 feet** to the **POINT OF BEGINNING** and containing **2.4101 acres** more or less, in the City of Schertz, Bexar County, Texas and being described in accordance with a survey prepared by KFW Surveying.

Job No.: 21-025
Prepared by: KFW Surveying
Date: June 17, 2021
File: S:\Draw 2021\21-025 Crossvine M4 ALTA Title Survey\DOCS\FN 2.4101A.docx



