

**DESCRIPTION OF A 4.12 ACRE TRACT, PREPARED BY DELTA SURVEY GROUP INC., IN FEBRUARY 2022, LOCATED IN THE PEDRO SAN MIGUEL SURVEY NUMBER 256, ABSTRACT NUMBER 227, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 522.18 ACRE TRACT CONVEYED TO ILF N-T OWNER, LP., AND DESCRIBED IN DOCUMENT NUMBER 2014022581, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, SAID 4.12 ACRE TRACT, AS SHOWN ON ACCOMPANYING SKETCH BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a ½ inch iron rod with KFW cap found found for a northwest corner of a tract of land conveyed to Schwab Credit Trust described in Volume 1413, Page 497, Official Public Records, Guadalupe County, Texas, same being an east corner of said remainder of 522.18 acres tract for the **POINT OF BEGINNING**;

**THENCE** leaving said common line and crossing said 522.18 acre tract the following six (6) courses and distances:

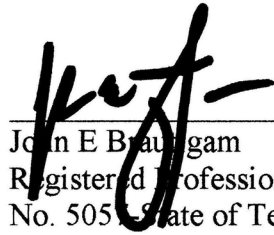
1. N30°32'20"W a distance of 122.46 feet to a calculated point;
2. N49°17'46"E a distance of 237.25 feet to a calculated point;
3. with the arc of a curve to the left a distance of 264.36 feet, through a central angle of 14°51'26", having a radius of 1019.48 feet, and whose chord bears N41°55'45"E, a distance of 263.62 feet to a calculated point;
4. N34°32'26"E a distance of 221.56 feet to a calculated point;
5. with the arc of a curve to the right a distance of 36.46 feet, through a central angle of 83°33'20", having a radius of 25.00 feet, and whose chord bears N76°19'07"E, a distance of 33.31 feet to a calculated point, and
6. with the arc of a curve to the right a distance of 360.59 feet, through a central angle of 14°10'48", having a radius of 1457.00 feet, and whose chord bears S54°48'49"E, a distance of 359.67 feet to a calculated point in the north line of the said Schwab Tract, same being a south line of said 522.18 acre tract;

**THENCE** with the north line of said Schwab tract, same being a south line of said 522.18 acre tract S59°29'22"W a distance of 865.58 feet; to the **POINT OF BEGINNING** and containing 4.12 acres of land, more or less.

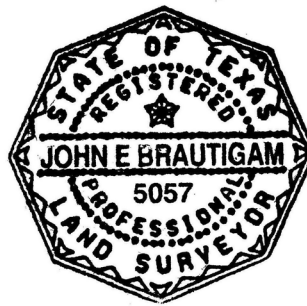
**BEARING BASIS:** Texas State Plane Coordinate System, South Central Zone, NAD83/CORS

2-18-22

Date

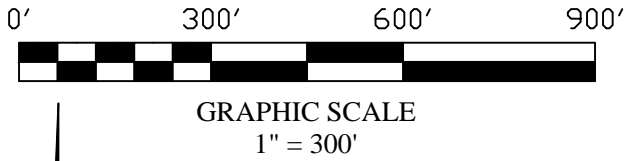


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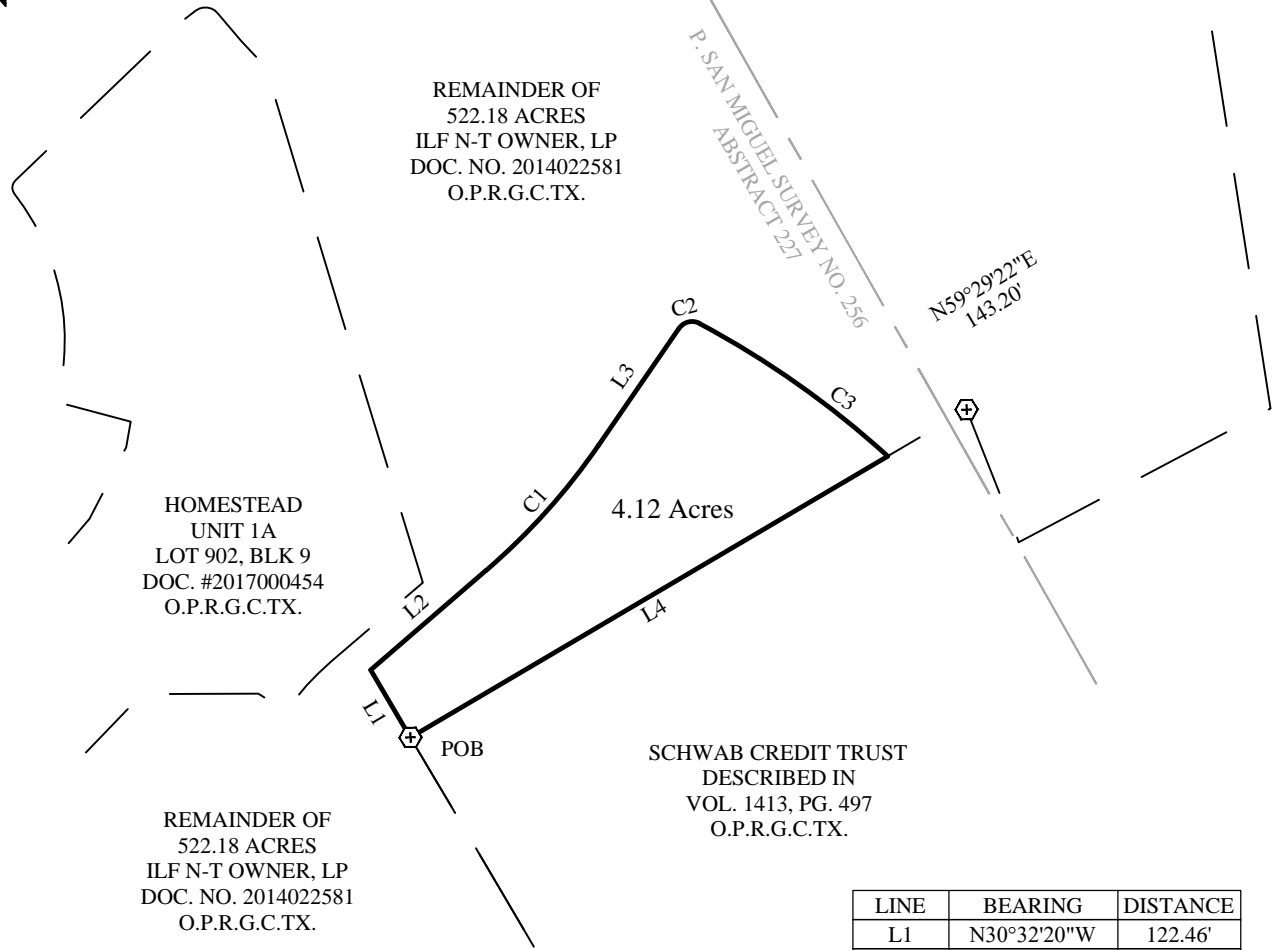


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**TBPLS Firm No. 10004700**

P. SAN MIGUEL SURVEY NO. 256  
 ABSTRACT 227,  
 GUADALUPE COUNTY, TEXAS  
 FEBRUARY 2022  
 3 OF 3



CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	1019.48'	264.36'	263.62'	N41°55'45"E	14°51'26"
C2	25.00'	36.46'	33.31'	N76°19'07"E	83°33'20"
C3	1457.00'	360.59'	359.67'	S54°48'49"E	14°10'48"



LINE	BEARING	DISTANCE
L1	N30°32'20"W	122.46'
L2	N49°17'46"E	237.25'
L3	N34°32'26"E	221.56'
L4	S59°29'22"W	865.58'

\*SKETCH TO ACCOMPANY FIELD NOTES\*

**LEGEND**

- 1/2" IRON ROD WITH "KFW" CAP FOUND
- POB POINT OF BEGINNING
- O.P.R.G.C.TX OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS

POINTS ARE CALCULATED UNLESS OTHERWISE NOTED  
 BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM,  
 SOUTH CENTRAL ZONE, NAD83/CORS

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QUAD NEW BRAUNFELS WEST

PROJECT HOMESTEAD

DWG. UNIT7B

**DESCRIPTION OF A 11.04 ACRE TRACT, PREPARED BY DELTA SURVEY GROUP INC., IN FEBRUARY 2022, LOCATED IN THE PEDRO SAN MIGUEL SURVEY NUMBER 256, ABSTRACT NUMBER 227, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 522.18 ACRE TRACT CONVEYED TO ILF N-T OWNER, LP., AND DESCRIBED IN DOCUMENT NUMBER 2014022581, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, SAID 11.04 ACRE TRACT, AS SHOWN ON ACCOMPANYING SKETCH BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a magnail found for a southwest corner of a tract of land conveyed to Schwab Credit Trust described in Volume 1413, Page 497, Official Public Records, Guadalupe County, Texas, same being an east corner of said remainder of 522.18 acres tract for the **POINT OF BEGINNING**;

**THENCE** with the south line of said Schwab tract, same being the north line of said 522.18 acre tract the following two (2) courses and distances:

1. N59°22'11"E a distance of 85.66 feet to a ½ iron rod with HMT cap found, and
2. N59°18'57"E a distance of 921.83 feet to a ½ inch iron rod found for a northeast corner of said 522.18 acre tract, same being a southeast corner of said Schwab tract and being in the west right of way (ROW) line of Green Valley Road;

**THENCE** with the east line of said 522.18 acre tract and the west ROW line of said Green Valley Rd. the following two (2) courses and distances:

1. S85°35'15"E a distance of 39.97 feet to a ½ iron rod with KWA cap found; and
2. S29°48'51"E a distance of 175.94 feet to a calculated point;

**THENCE** leaving said common line and crossing the said 522.18 acre tract the following fifteen (15) courses and distances:

1. S60°11'00"W a distance of 60.66 feet to a calculated point;
2. with the arc of a curve to the left a distance of 349.10 feet, through a central angle of 23°23'39", having a radius of 855.00 feet, and whose chord bears S48°29'11"W, a distance of 346.68 feet to a calculated point
3. S36°47'21"W a distance of 214.13 feet to a calculated point;
4. S36°47'21"W a distance of 63.08 feet to a calculated point;
5. with the arc of a curve to the right a distance of 135.49 feet, through a central angle of 14°14'39", having a radius of 545.00 feet, and whose chord bears S43°54'41"W, a distance of 135.14 feet to a calculated point
6. S51°02'00"W a distance of 349.84 feet to a calculated point
7. with the arc of a curve to the left a distance of 242.78 feet, through a central angle of 21°13'25", having a radius of 655.41 feet, and whose chord bears S40°24'45"W, a distance of 241.39 feet to a calculated point
8. N58°06'15"W a distance of 137.50 feet to a calculated point;

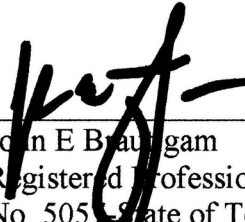
9. N02°17'06"W a distance of 295.61 feet to a calculated point;
10. N23°02'02"E a distance of 276.77 feet to a calculated point;
11. N30°35'23"W a distance of 339.58 feet to a calculated point;
12. N15°42'18"W a distance of 187.44 feet to a calculated point;
13. N79°57'53"W a distance of 13.79 feet to a calculated point;
14. N10°02'07"E a distance of 92.46 feet to a calculated point, and
15. N59°28'58"E a distance of 13.35 feet to a calculated point in an east line of said 522.18 acre tract, same being an west line of said Schwab tract;

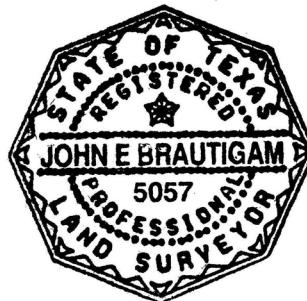
**THENCE** with the said common lines of the 522.18 acre tract and said Schwab tract the following three (3) courses and distances:

1. S30°32'20"E a distance of 260.91 feet to a nail found;
2. S59°49'18"W a distance of 86.88 feet to a ½ inch iron rod found, and;
3. S30°36'02"E a distance of 351.51 feet to the **POINT OF BEGINNING** and containing 11.04 acres of land, more or less.

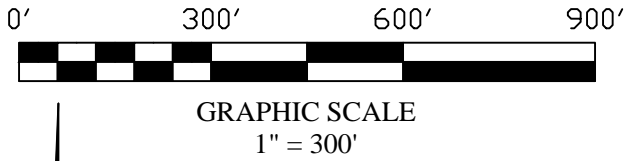
**BEARING BASIS:** Texas State Plane Coordinate System, South Central Zone, NAD83/CORS

2-10-22  
Date

  
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Registered Professional Land Surveyor  
No. 5057 State of Texas



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REMAINDER OF  
 522.18 ACRES  
 ILF N-T OWNER, LP  
 DOC. NO. 2014022581  
 O.P.R.G.C.TX.

SCHWAB CREDIT TRUST  
 DESCRIBED IN  
 VOL. 1413, PG. 497  
 O.P.R.G.C.TX.

REMAINDER OF  
 522.18 ACRES  
 ILF N-T OWNER, LP  
 DOC. NO. 2014022581  
 O.P.R.G.C.TX.

LINE	BEARING	DISTANCE
L1	S30°32'20"E	260.91'
L2	S59°49'18"W	86.88'
L3	S30°36'02"E	351.51'
L4	N59°22'11"E	85.66'
L5	N59°18'57"E	921.83'
L6	S85°35'15"E	39.97'
L7	S29°48'51"E	175.94'
L8	S60°11'00"W	60.66'
L9	S36°47'21"W	214.13'
L10	S36°47'21"W	63.08'
L11	S51°02'00"W	349.84'
L12	N58°06'15"W	137.50'
L13	N02°17'06"W	295.61'
L14	N23°02'02"E	276.77'
L15	N30°35'23"W	339.58'
L16	N15°42'18"W	187.44'
L17	N79°57'53"W	13.79'
L18	N10°02'07"E	92.46'
L19	N59°28'58"E	13.35'

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	855.00'	349.10'	346.68'	S48°29'11"W	23°23'39"
C2	545.00'	135.49'	135.14'	S43°54'41"W	14°14'39"
C3	655.41'	242.78'	241.39'	S40°24'45"W	21°13'25"

**LEGEND**

- ⊕ 1/2" IRON ROD WITH "KFW" CAP FOUND UNLESS NOTED
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET
- ▲ NAIL FOUND
- 3" DIAMETER METAL FENCEPOST FOUND
- O.P.R.G.C.TX OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS

\*SKETCH TO ACCOMPANY FIELD NOTES\*

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QUAD NEW BRAUNFELS WEST

PROJECT HOMESTEAD

DWG. UNIT 13 11.04 AC

POINTS ARE CALCULATED UNLESS OTHERWISE NOTED  
 BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM,  
 SOUTH CENTRAL ZONE, NAD83/CORS

**DESCRIPTION OF A 4.47 ACRE TRACT, PREPARED BY DELTA SURVEY GROUP INC., IN FEBRUARY 2022, LOCATED IN THE PEDRO SAN MIGUEL SURVEY NUMBER 256, ABSTRACT NUMBER 227, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 522.18 ACRE TRACT CONVEYED TO ILF N-T OWNER, LP., AND DESCRIBED IN DOCUMENT NUMBER 2014022581, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, SAID 4.47 ACRE TRACT, AS SHOWN ON ACCOMPANYING SKETCH BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a ½ inch iron rod with KFW cap found for a southeast corner of Lot 902, Block 9, Homestead Unit 1A, a subdivision of record in Document Number 2017000454, Official Public Records, Guadalupe County, Texas, same being an interior corner of said remainder of 522.18 acres tract for the **POINT OF BEGINNING**;

**THENCE** with the east line of said Lot 902, same being a west line of said 522.18 acre tract N16°57'08"W a distance of 842.25 feet to a calculated point for the northeast corner of said Lot 902;

**THENCE** leaving said common line and crossing said 522.18 acre tract the following six (6) courses and distances:

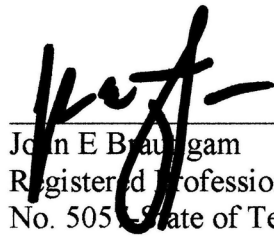
1. with the arc of a curve to the left a distance of 405.73 feet, through a central angle of 20°25'33", having a radius of 1138.09 feet, and whose chord bears S54°34'23"E, a distance of 403.58 feet to a calculated point;
2. S64°45'50"E a distance of 284.59 feet to a calculated point;
3. with the arc of a curve to the right a distance of 43.33 feet, through a central angle of 99°18'16", having a radius of 25.00 feet, and whose chord bears S15°06'42"E, a distance of 38.11 feet to a calculated point;
4. S34°32'26"W a distance of 206.98 feet to a calculated point;
5. with the arc of a curve to the right a distance of 251.46 feet, through a central angle of 14°46'37", having a radius of 975.00 feet, and whose chord bears S41°55'45"W, a distance of 250.76 feet to a calculated point, and

6. S49°17'46"W a distance of 86.69 feet to the **POINT OF BEGINNING** and containing 4.47 acres of land, more or less.

**BEARING BASIS:** Texas State Plane Coordinate System, South Central Zone, NAD83/CORS

2-18-22

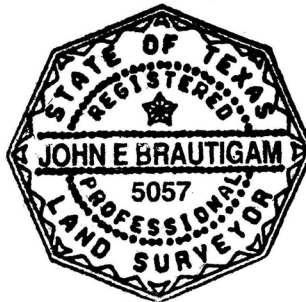
Date



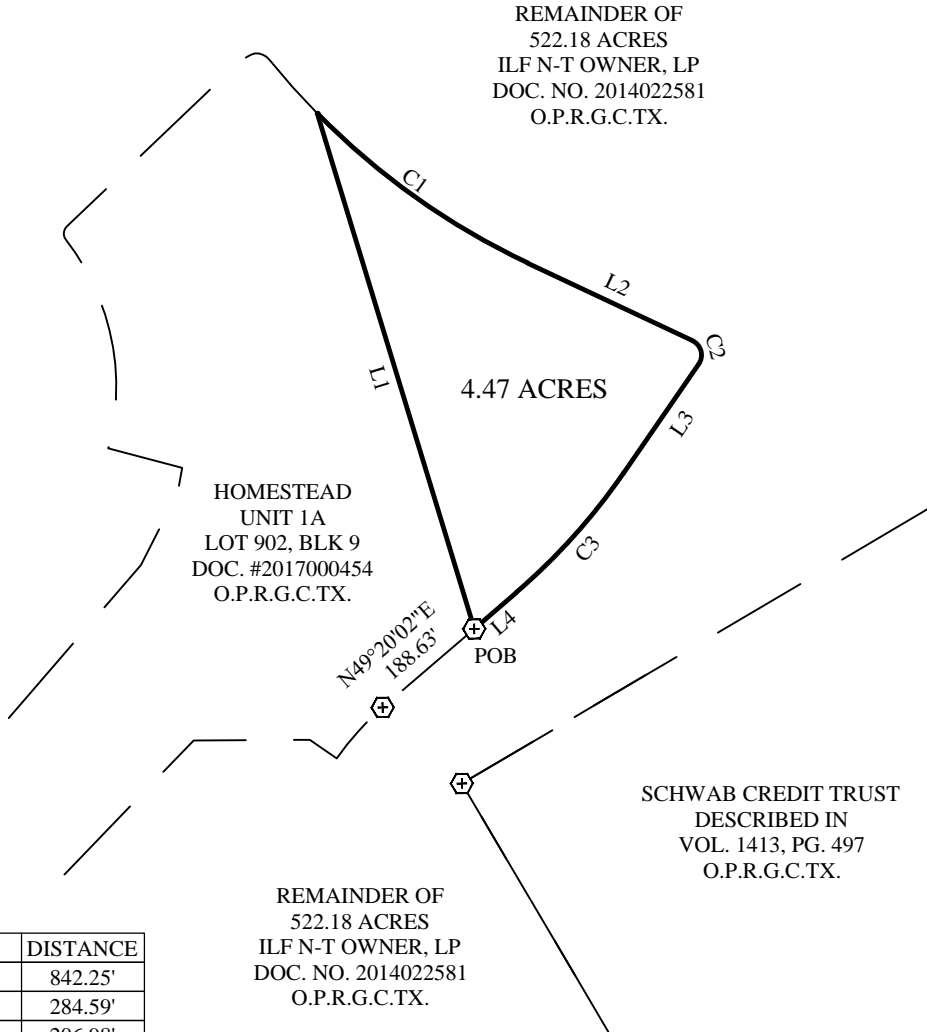
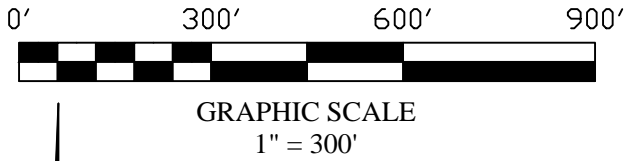
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P. SAN MIGUEL SURVEY NO. 256  
 ABSTRACT 227,  
 GUADALUPE COUNTY, TEXAS  
 FEBRUARY 2022  
 3 OF 3



HOMESTEAD  
 UNIT 1A  
 LOT 902, BLK 9  
 DOC. #2017000454  
 O.P.R.G.C.TX.

REMAINDER OF  
 522.18 ACRES  
 ILF N-T OWNER, LP  
 DOC. NO. 2014022581  
 O.P.R.G.C.TX.

SCHWAB CREDIT TRUST  
 DESCRIBED IN  
 VOL. 1413, PG. 497  
 O.P.R.G.C.TX.

REMAINDER OF  
 522.18 ACRES  
 ILF N-T OWNER, LP  
 DOC. NO. 2014022581  
 O.P.R.G.C.TX.

LINE	BEARING	DISTANCE
L1	N16°57'08"W	842.25'
L2	S64°45'50"E	284.59'
L3	S34°32'26"W	206.98'
L4	S49°17'46"W	86.69'

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	1138.09'	405.73'	403.58'	S54°34'23"E	20°25'33"
C2	25.00'	43.33'	38.11'	S15°06'42"E	99°18'16"
C3	975.00'	251.46'	250.76'	S41°55'45"W	14°46'37"

**LEGEND**

- 1/2" IRON ROD WITH "KFW" CAP FOUND UNLESS NOTED
- POB POINT OF BEGINNING
- O.P.R.G.C.TX OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS

\*SKETCH TO ACCOMPANY FIELD NOTES\*

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QUAD NEW BRAUNFELS WEST

PROJECT HOMESTEAD

DWG. UNIT 18 4.47 AC

POINTS ARE CALCULATED UNLESS OTHERWISE NOTED  
 BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM,  
 SOUTH CENTRAL ZONE, NAD83/CORS