

Field Notes for a Tract of Land
Containing 14.687 acres (639,766.78 square feet)

A 14.687 acre (639,766.78 square feet) tract of land in the City of Schertz, Bexar County, Texas, situated in the Julian Diaz Survey No. 66, Abstract 187, County Block No. 5059, being a portion of a 10.000 acre tract as conveyed to Karen L. Dahle and spouse, Michael H. Dahle by Warranty Deed with Vendor's Lien as recorded in Volume 10257, Page 210 and a portion of a 5.095 acre tract as conveyed to Karen L. Dahle, a married person, by Warranty Deed with Vendor's Lien as recorded in Volume 10337, Page 840, both of the Official Public Records of Bexar County, Texas. Said 14.687 acre (639,766.78 square feet) tract of land being more particularly described as follows:

Beginning at a found 1/2" iron rod with a yellow plastic cap stamped "PAPE DAWSON", having Texas State Plane Coordinates of N:13,736,183.57, E:2,209,469.56, on the northeasterly right of way line of East F.M. 1518 North, an 80-foot wide right of way, being the west corner of a 0.7227 of an acre tract as conveyed to Joe Pawlik, Jr. and wife, Beverly L. Pawlik by Warranty Deed with Vendor's Lien as recorded in Volume 7461, Page 94, of the Official Public Records of Bexar County, Texas, being a south corner of the herein described tract;

Thence, with the northeasterly right of way line of said East F.M. 1518 North, being a southwesterly boundary of the remainder of said 5.095 acre tract and said 10.000 acre tract, North 30 degrees 27 minutes 18 seconds West, a distance of 872.37 feet to a found 5/8" iron rod, being the south corner of Lot 1, as shown on plat of Fey Subdivision as recorded in Volume 9539, Page 43, as conveyed to Hector Peterson by General Warranty Gift Deed as recorded in Document Number 20170091718, both of the Official Public Records of Bexar County, Texas, and being both the west corner of said 10.000 acre tract and of the herein described tract;

Thence, leaving the northeasterly right of way line of said East F.M. 1518 North, with the southeasterly boundary of said Lot 1, being the northwesterly boundary of said 10.000 acre tract, North 59 degrees 47 minutes 23 seconds East, a distance of 670.55 feet to a found 5/8" iron rod on the southwesterly boundary of a 40.556 acre tract as conveyed to Lloyd R. Fairley by Warranty Deed with Vendor's Lien as recorded in Volume 8666, Page 492, of the Official Public Records of Bexar County, Texas, being the east corner of said Lot 1, being both the north corner of said 10.000 acre tract and of the herein described tract;

Thence, with the southwesterly boundary of said 40.556 acre tract, being the northeasterly boundary of said 10.00 acre tract, the following two (2) courses:

South 30 degrees 32 minutes 03 seconds East, a distance of 69.89 feet to a set 1/2" iron with an orange plastic cap stamped "MTR ENG", being an angle point in the herein described tract;

South 30 degrees 26 minutes 11 seconds East, a distance of 938.61 feet to a set 1/2" iron with an orange plastic cap stamped "MTR ENG", being the north corner of a 3.245 acre tract as conveyed to Brandon McGarrell, a married man, by General Warranty Deed as recorded in Document Number 20180075657 of the Official Public Records of Bexar County, Texas, being both the east corner of said 10.000 acre tract and of the herein described tract;

Thence, leaving the southwesterly boundary of said 40.556 acre tract, with the northwesterly boundary of said 3.245 acre tract, South 61 degrees 37 minutes 43 seconds West, passing the most southerly south corner of said 10.000 acre tract, being the east corner of said 5.095 acre tract, and continuing said course for a total distance of 415.77 feet to a found 5/8" iron rod, being the east corner of said 0.7227 acre tract, being both the most southerly south corner of said 5.095 acre tract and of the herein described tract;


Thence, leaving the northwesterly boundary of said 3.245 acre tract, with the northeasterly and northwesterly boundary of said 0.7227 acre tract, being a southwesterly and a southeasterly boundary of said 5.095 acre tract, the following two (2) courses:

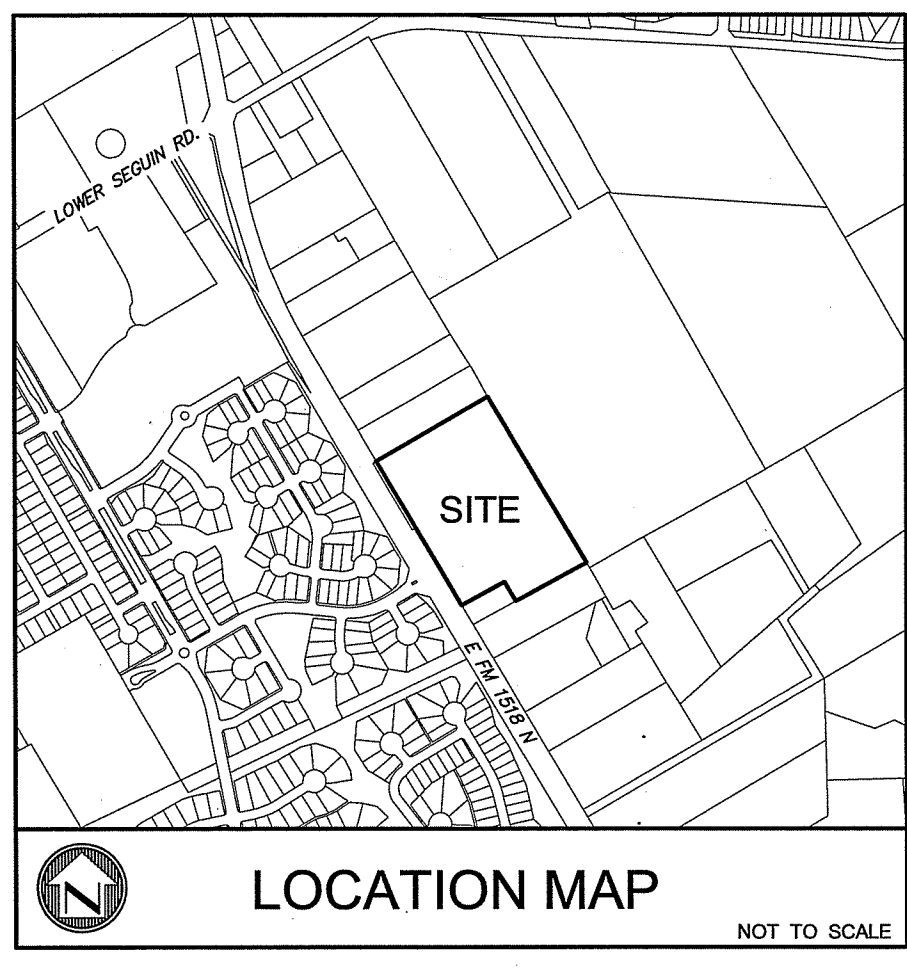
North 31 degrees 14 minutes 27 seconds West, a distance of 115.42 feet to a found 3/8" iron rod, being the north corner of said 0.7227 acre tract, being both an interior corner of said 5.095 acre tract and of the herein described tract;

South 61 degrees 27 minutes 38 seconds West, a distance of 253.39 feet to the **Point of Beginning**, containing 14.687 acres (639,766.78 square feet) of land.

Note: Basis of bearings and coordinates cited were established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone. A Survey of even date was prepared for this description.




Stephanie L. James, R.P.L.S.
Registered Professional Land Surveyor
No. 5950
Date: 2021-12-16 Job No. 21213
VB



ADDRESS: 9120 E FM 1518 N
SCHERTZ, TEXAS 78154

SCALE: 1"=60'

0 60 120

- LEGEND:**
- AC AIR CONDITIONER PAD
 - BUILDING
 - CHARLINK FENCE
 - CLEANOUT
 - EDGE OF ASPHALT PAVEMENT
 - EB ELECTRIC BOX 1.0'X0.05'
 - EM ELECTRIC METER
 - FP FENCE POST 2"
 - FH FIRE HYDRANT
 - G GATE
 - IF IRON FENCE
 - MB MAIL BOX
 - OU OVERHEAD UTILITIES
 - RC ROCK COLUMN
 - SD SATELLITE DISH
 - SIGN
 - UP UTILITY POLE
 - UPW UTILITY POLE WITH GUY WIRE
 - WF WIRE FENCE
 - WC WOOD COLUMN 0.4'X0.4'
 - WOODEN FENCE
 - () PER RECORDED DEED
 - GRAVEL
 - CONCRETE
 - COVERED CONCRETE

FIELD NOTES FOR A TRACT OF LAND CONTAINING 14.687 ACRES (639,766.78 SQUARE FEET)

A 14.687 ACRE (639,766.78 SQUARE FEET) TRACT OF LAND IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS, SITUATED IN THE JULIAN DIAZ SURVEY NO. 66, ABSTRACT 187, COUNTY BLOCK NO. 5059, BEING A PORTION OF A 10,000 ACRE TRACT AS CONVEYED TO KAREN L. DAHLE AND SPOUSE, MICHAEL H. DAHLE BY WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN VOLUME 10257, PAGE 210 AND A PORTION OF A 5.095 ACRE TRACT AS CONVEYED TO KAREN L. DAHLE, A MARRIED PERSON, BY WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN VOLUME 10337, PAGE 840, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SAID 14.687 ACRE (639,766.78 SQUARE FEET) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON", HAVING TEXAS STATE PLANE COORDINATES OF N:13,736,183.57, E:2,205,469.56, ON THE NORTHEASTLY RIGHT OF WAY LINE OF EAST F.M. 1518 NORTH, AN 80-FOOT WIDE RIGHT OF WAY, BEING THE WEST CORNER OF A 0.7227 OF AN ACRE TRACT AS CONVEYED TO JOE PAWLAK, JR. AND WIFE BEVERLY L. PAWLAK BY WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN VOLUME 7461, PAGE 84, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, BEING A SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHEASTLY RIGHT OF WAY LINE OF SAID EAST F.M. 1518 NORTH, BEING A SOUTHWESTERLY BOUNDARY OF THE REMAINDER OF SAID 5.095 ACRE TRACT AND SAID 10,000 ACRE TRACT, NORTH 30 DEGREES 27 MINUTES 18 SECONDS WEST, A DISTANCE OF 872.37 FEET TO A FOUND 5/8" IRON ROD, BEING THE SOUTH CORNER OF LOT 1, AS SHOWN ON PLAT OF FEY SUBDIVISION AS RECORDED IN VOLUME 833, PAGE 43, AS CONVEYED TO HECTOR PETERSON BY GENERAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20170091718, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING BOTH THE WEST CORNER OF SAID 10,000 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING THE NORTHEASTLY RIGHT OF WAY LINE OF SAID EAST F.M. 1518 NORTH, WITH THE SOUTHWESTERLY BOUNDARY OF SAID 5.095 ACRE TRACT AND SAID 10,000 ACRE TRACT, NORTH 30 DEGREES 27 MINUTES 18 SECONDS WEST, A DISTANCE OF 872.37 FEET TO A FOUND 5/8" IRON ROD, BEING THE SOUTH CORNER OF LOT 1, AS SHOWN ON PLAT OF FEY SUBDIVISION AS RECORDED IN VOLUME 833, PAGE 43, AS CONVEYED TO HECTOR PETERSON BY GENERAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20170091718, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, BEING THE EAST CORNER OF SAID LOT 1, BEING BOTH THE NORTH CORNER OF SAID 10,000 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHWESTERLY BOUNDARY OF SAID 40,556 ACRE TRACT, BEING THE NORTHEASTLY BOUNDARY OF SAID 10,000 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

SOUTH 30 DEGREES 32 MINUTES 03 SECONDS EAST, A DISTANCE OF 68.89 FEET TO A SET 1/2" IRON WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG", BEING AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;

SOUTH 30 DEGREES 28 MINUTES 11 SECONDS EAST, A DISTANCE OF 636.61 FEET TO A SET 1/2" IRON WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG", BEING THE NORTH CORNER OF A 3.245 ACRE TRACT AS CONVEYED TO BRANDON MCGARRELL, A MARRIED MAN, BY GENERAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20180079657 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, BEING BOTH THE EAST CORNER OF SAID 10,000 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING THE SOUTHWESTERLY BOUNDARY OF SAID 40,556 ACRE TRACT, WITH THE NORTHWESTERLY BOUNDARY OF SAID 3.245 ACRE TRACT, SOUTH 61 DEGREES 57 MINUTES 43 SECONDS WEST, PASSING THE MOST SOUTHERLY SOUTH CORNER OF SAID 10,000 ACRE TRACT, BEING THE EAST CORNER OF SAID 5.095 ACRE TRACT, AND CONTINUING SAID COURSE FOR A TOTAL DISTANCE OF 415.77 FEET TO A FOUND 5/8" IRON ROD, BEING THE EAST CORNER OF SAID 0.7227 ACRE TRACT, BEING BOTH THE MOST SOUTHERLY SOUTH CORNER OF SAID 5.095 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING THE NORTHWESTERLY BOUNDARY OF SAID 3.245 ACRE TRACT, WITH THE NORTHEASTLY AND NORTHWESTERLY BOUNDARY OF SAID 0.7227 ACRE TRACT, BEING A SOUTHWESTERLY AND A SOUTHEASTLY BOUNDARY OF SAID 5.095 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

NORTH 31 DEGREES 14 MINUTES 27 SECONDS WEST, A DISTANCE OF 115.42 FEET TO A FOUND 3/8" IRON ROD, BEING THE NORTH CORNER OF SAID 0.7227 ACRE TRACT, BEING BOTH AN INTERIOR CORNER OF SAID 5.095 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

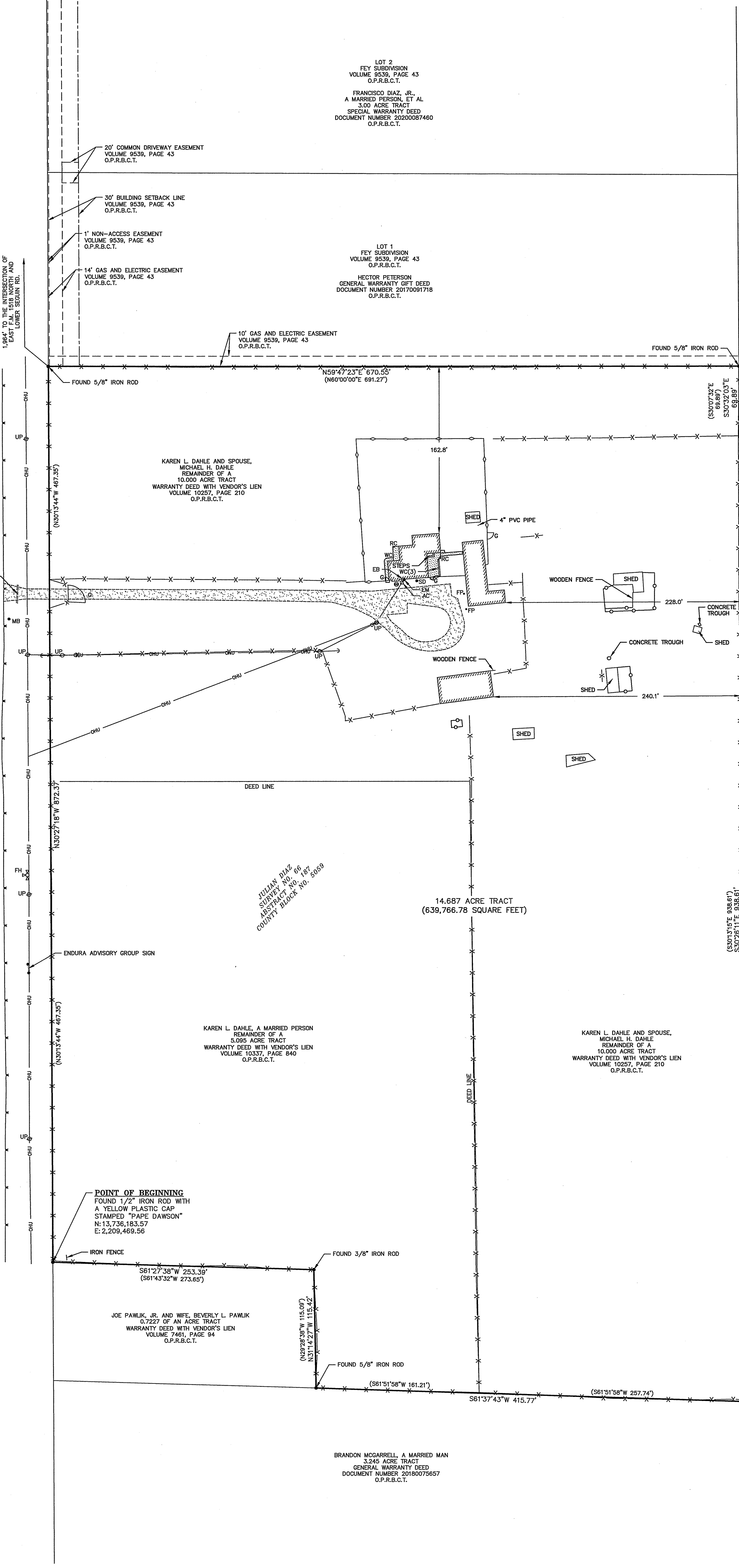
SOUTH 61 DEGREES 27 MINUTES 35 SECONDS WEST, A DISTANCE OF 253.39 FEET TO THE POINT OF BEGINNING, CONTAINING 14.687 ACRES (639,766.78 SQUARE FEET) OF LAND.

TITLE COMMITMENT
THIS SURVEY WAS PREPARED IN CONJUNCTION WITH THE TITLE COMMITMENT PREPARED BY STEWART TITLE GUARANTY COMPANY FILE NO. 2100230034, EFFECTIVE DATE: APRIL 21, 2021, ISSUED APRIL 30, 2021 AND IS SUBJECT ONLY TO THE STATEMENT OF FACTS CONTAINED THEREIN AND RELATED BELOW.

RESTRICTIVE COVENANTS:
ITEM 1, SCHEDULE B IS HEREBY DELETED.

SCHEDULE "B"
10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION):

- a. RIGHT OF WAY EASEMENT GRANTED TO GRAYBURG PIPE LINE COMPANY BY INSTRUMENT RECORDED IN VOLUME 787, PAGE 606, OF THE DEED RECORDS, BEXAR COUNTY, TEXAS. (SURVEYOR'S NOTE: VAGUE DESCRIPTION, UNABLE TO PLOT.)
- b. EASEMENT GRANTED TO HUMBLE PIPE LINE COMPANY BY INSTRUMENT RECORDED IN VOLUME 4697, PAGE 14, OF THE DEED RECORDS, BEXAR COUNTY, TEXAS. (SURVEYOR'S NOTE: DOES NOT APPLY TO SUBJECT PROPERTY.)
- c. AN OIL, GAS AND MINERAL LEASE DATED MARCH 17, 1984, EXECUTED BY GILBERT FEY AND WIFE, VERNELL FEY, LESSOR, IN FAVOR OF EDGAR A. ROGERS, JR., LESSEE, RECORDED IN VOLUME 5147, PAGE 261, OF THE DEED RECORDS, BEXAR COUNTY, TEXAS. (SURVEYOR'S NOTE: NOT A SURVEY ITEM.)
- d. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED. (SURVEYOR'S NOTE: NOT A SURVEY ITEM.)

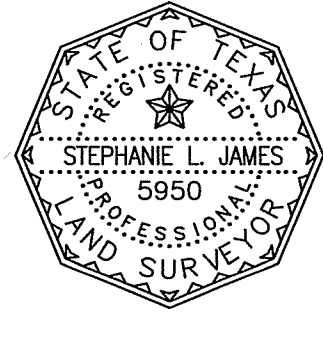


GENERAL NOTES:

- 1) BASIS OF BEARINGS AND COORDINATES CITED WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
- 2) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. MOY TARIN RAMIREZ ENGINEERS, L.L.C., WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.
- 3) BASED ON NATIONAL FLOOD HAZARD LAYER WEBSITE (LAST ACCESSED 2021-12-15), THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X", DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON COMMUNITY PANEL NUMBER 4802600315F, HAVING AN EFFECTIVE DATE OF SEPTEMBER 29, 2010. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- 4) ALL BOUNDARY CORNERS ARE A SET 1/2" IRON RODS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" UNLESS OTHERWISE NOTED.
- 5) EXCEPT AS SHOWN HEREON, THERE IS NO EVIDENCE OF APPARENT EASEMENTS, INTRUSIONS, OR PROTRUSIONS OF IMPROVEMENTS ON ADJOINING PROPERTY.
- 6) NO MARKED PARKING SPACES ON SUBJECT PROPERTY.

SURVEYORS CERTIFICATE
TO: KAREN L. DAHLE AND MICHAEL H. DAHLE, NRP PROPERTIES LLC, AN OHIO LIMITED LIABILITY COMPANY, AND OR ASSIGNS AND STEWART TITLE GUARANTY COMPANY.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 11, (VISIBLE EVIDENCE ONLY) AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 06, 2021.
DATE OF MAP: DECEMBER 15, 2021

STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
sjames@mtrengineers.com



SHEET 1	ALTA/NSPS LAND TITLE SURVEY	<p>A 14.687 ACRE (639,766.78 SQUARE FEET) TRACT OF LAND IN THE CITY OF SCHERTZ, BEXAR COUNTY, TEXAS, SITUATED IN THE JULIAN DIAZ SURVEY NO. 66, ABSTRACT 187, COUNTY BLOCK NO. 5059, BEING A PORTION OF A 10,000 ACRE TRACT AS CONVEYED TO KAREN L. DAHLE AND SPOUSE, MICHAEL H. DAHLE BY WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN VOLUME 10257, PAGE 210 AND A PORTION OF A 5.095 ACRE TRACT AS CONVEYED TO KAREN L. DAHLE, A MARRIED PERSON, BY WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN VOLUME 10337, PAGE 840, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.</p>	<p>MTR Moy Tarin Ramirez Engineers, LLC TBPELS ENGINEERING F-5297/SURVEYING NO. 10131500 12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 TEL: (210) 698-5051 FAX: (210) 698-5085</p>	<p>• Engineers • Surveyors • Planners</p>	REVISIONS								
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