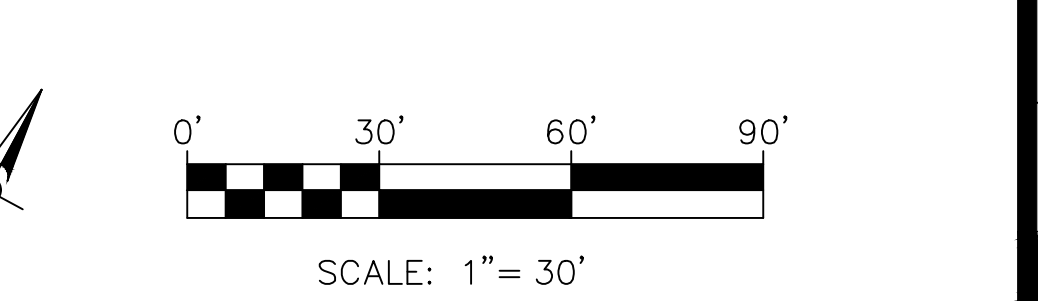
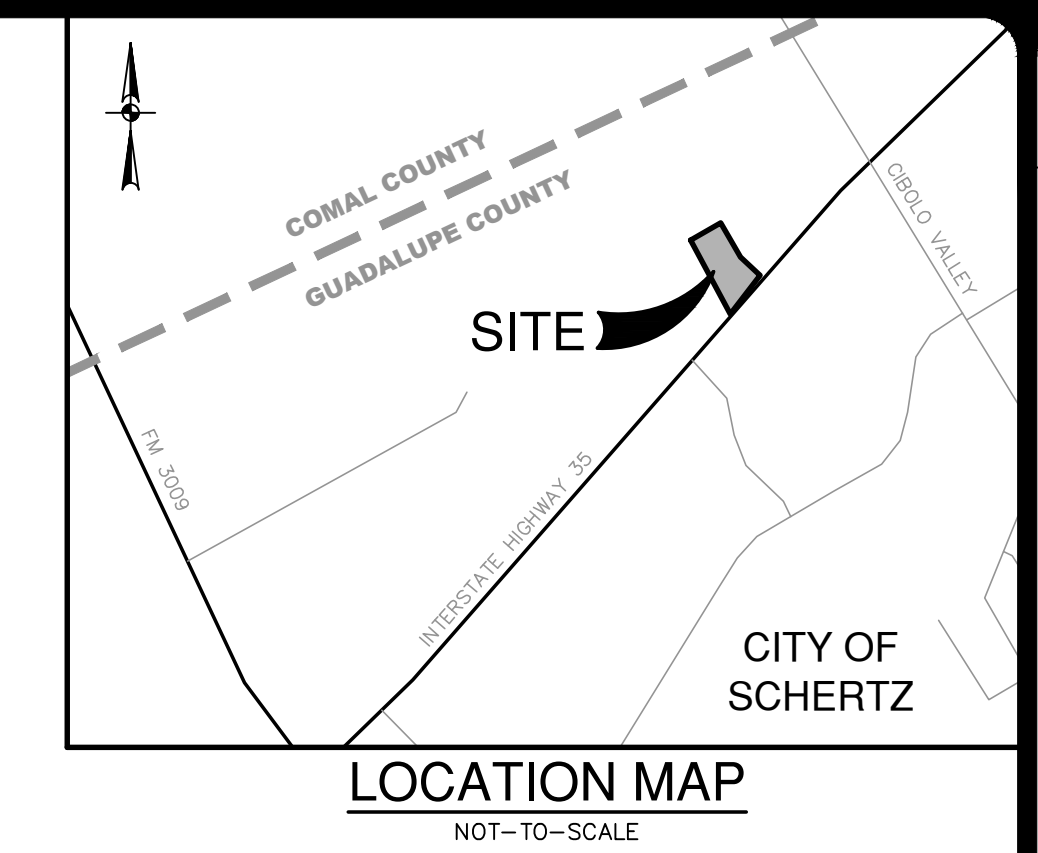


- SYMBOL LEGEND**
- FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
 - SET 1/2" IRON ROD WITH A CAP MARKED "PAPE-DAWSON" (UNLESS OTHERWISE NOTED)
 - UTILITY POLE
 - LIGHT POLE
 - EBOX
 - SPRINKLER VALVE
 - UNDERGROUND FIBER OPTICS MARKER
 - QUIY
 - QUIY ANCHOR
 - ASPHALT
 - CONCRETE
 - ROCK RIP RAP
- LEGEND**
- P.O.B. POINT OF BEGINNING
 - R.O.W. RIGHT-OF-WAY
 - FD. FOUND
 - IRP. IRON ROD
 - CMP. CORRUGATED METAL PIPE
 - UFGO UNDERGROUND FIBER OPTICS
 - CONC. CONCRETE
 - 1800.00 TOP OF CURB ELEVATION
 - 0800.00 GUTTER ELEVATION
 - 800.00 SPOT ELEVATION
 - (PD) FOUND IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON"
 - (CEC) FOUND TxDOT TYPE II MONUMENT
 - (TYPE II) FOUND TxDOT TYPE II MONUMENT
 - WCR WHEELCHAIR RAMP
 - CBOX COMMUNICATION BOX
 - FL FLOWLINE
 - MAG SET MAG NAIL WITH WASHER MARKED "PAPE-DAWSON"

- DEED/PLAT REFERENCE**
- O.P.R. OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
 D.R. DEED RECORDS OF GUADALUPE COUNTY, TEXAS
 D.R.C.C.T. DEED RECORDS OF COMAL COUNTY, TEXAS
- LINE LEGEND**
- EASEMENT LINE (AS NOTED)
 - OHU OVERHEAD UTILITY LINE
 - X X WIRE FENCE
 - POST & RAIL FENCE
 - UFGO FIBER OPTIC LINE - AS MARKED
 - W W WATER LINE - AS MARKED
 - SS SS SANITARY SEWER LINE - AS MARKED



- NOTES:**
- THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD2011) EPOCH 2010.00, FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
 - VERTICAL DATUM IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, GEOID 12B.
 - CONTOURS SHOWN HEREON ARE BASED ON AN ON THE GROUND SURVEY, FIELDWORK COMPLETED ON MAY 21, 2025.
 - THE COORDINATES SHOWN HEREON ARE SURFACE VALUES USING A SURFACE ADJUSTMENT FACTOR OF 1.00015. THESE VALUES CAN BE CONVERTED TO STATE PLANE GRID COORDINATES BY APPLYING THE RECIPROCAL = 0.99985022496628.
 - ILLUSTRATED UTILITIES ARE BASED ON FOUND VISIBLE EVIDENCE. THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOULD BE FIELD VERIFIED BEFORE CONSTRUCTION. THE SURVEYOR DOES NOT HAVE KNOWLEDGE AS TO THE AVAILABILITY OF SERVICE TO, OR THE STATUS OF THE UTILITIES ON THIS SITE.
 - THE SURVEYOR DID NOT RESEARCH THE MINERAL TITLE OF THE SUBJECT PROPERTY OR ANY EXISTING OIL AND GAS LEASES WHICH MAY AFFECT THE USE OF SAID PROPERTY.

METES AND BOUNDS DESCRIPTION FOR

A 2.142 ACRE, OR 93,319 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF THE REMAINING PORTION OF A CALLED 99.5 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO HARTMANN LAND & CATTLE CO., LTD., RECORDED IN VOLUME 2925, PAGE 813, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, FURTHER DESCRIBED AS THE REMAINING PORTION OF A CALLED 134.04 ACRE TRACT OF LAND, RECORDED IN VOLUME 344, PAGE 381, OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS, AND IN VOLUME 127, PAGE 55, OF THE DEED RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE JACOB DE CORDOVA SURVEY NO. 514, ABSTRACT 117, IN GUADALUPE COUNTY, TEXAS, SAID 2.142 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NAD2011) EPOCH 2010.00.

BEGINNING: AT A FOUND 1/2" IRON ROD ON A NORTHEAST LINE OF A CALLED 6.335 ACRE TRACT OF LAND, RECORDED IN VOLUME 4022, PAGE 120, OF SAID OFFICIAL PUBLIC RECORDS, ON THE NORTHWEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 35, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, AND AT THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND TxDOT TYPE II MONUMENT AT THE SOUTHERNMOST CORNER OF SAID 6.335 ACRE TRACT, AT THE EAST CORNER OF LOT 2, BLOCK 1, OF SAN ANTONIO MACHINE & WELDING, RECORDED IN VOLUME 8, PAGE 452, OF SAID OFFICIAL PUBLIC RECORDS, AND AT AN ANGLE POINT IN THE NORTHWEST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 35, BEARS S 36°56'27" W, A DISTANCE OF 67.69 FEET AND FROM WHICH A FOUND 1/2" IRON ROD WITH A RED CAP MARKED "CEC" AT THE EAST CORNER OF SAID 6.335 ACRE TRACT, BEARS S 28°16'20" E, A DISTANCE OF 5.76 FEET.

THENCE: N 28°16'20" W, DEPARTING THE NORTHWEST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 35, WITH SAID NORTHEAST LINE OF SAID 6.335 ACRE TRACT, A DISTANCE OF 480.00 FEET TO A SET 1/2" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON" AT THE WEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND 1/2" IRON ROD WITH A RED CAP MARKED "CEC" AT AN ANGLE POINT IN SAID NORTHEAST LINE OF SAID 6.335 ACRE TRACT, BEARS N 28°16'20" W, A DISTANCE OF 87.57 FEET;

THENCE: DEPARTING SAID NORTHEAST LINE OF SAID 6.335 ACRE TRACT, OVER AND ACROSS SAID 99.5 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

N 60°10'26" E, A DISTANCE OF 199.65 FEET TO A SET 1/2" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON" AT THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

S 30°02'13" E, A DISTANCE OF 227.00 FEET TO A SET 1/2" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

AND S 47°02'13" E, A DISTANCE OF 152.00 FEET TO A SET MAG NAIL WITH A WASHER MARKED "PAPE-DAWSON" ON THE NORTHWEST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 35 AND AT THE EAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND 1/2" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON" AT THE SOUTH CORNER OF A CALLED 6.85 ACRE TRACT OF LAND, RECORDED IN DOCUMENT NO. 202199043267, OF SAID OFFICIAL PUBLIC RECORDS, AND AT AN ANGLE POINT IN THE NORTHWEST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 35, BEARS N 37°46'00" E, A DISTANCE OF 187.15 FEET.

THENCE: WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 35, THE FOLLOWING BEARINGS AND DISTANCES:

S 37°46'00" W, A DISTANCE OF 212.31 FEET TO A FOUND TxDOT TYPE II MONUMENT;

AND S 36°56'27" W, A DISTANCE OF 67.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.142 ACRES IN GUADALUPE COUNTY, TEXAS.

- REFERENCES:**
- This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.
- Title Commitment: G.F. # SAT-03-400032500159-CF Title Company: Alamo Title Insurance
 Date Issued: May 16, 2025
 Effective Date: May 11, 2025
- Only those matters identified in the Title Commitment and those that the surveyor was aware of at the time of this survey are shown.
- The following restrictive covenants of record itemized below:
 - Document No. 202199043268, Official Public Records, Guadalupe County, Texas. (APPLIES)
 - Omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
 - The following matters and all terms of the documents creating or offering evidence of the matters:
 - f. 100 foot wide electric easement, as shown on plat recorded in Volume 4, Page 313, Map and Plat Records, Guadalupe County, Texas. (DOES NOT APPLY, This document describes what appears to be a portion of an easement that applies to a property situated west of the herein described tract)
 - g. Variable width electric easement and transmission tower, as shown on plat recorded in Volume 4, Page 313, Map and Plat Records, Guadalupe County, Texas. (DOES NOT APPLY)
 - h. Easement(s) as provided therein, granted to City Public Service Board of San Antonio, dated May 30, 1970, recorded in Volume 430, Page 493, Deed Records, Guadalupe County, Texas. (DOES NOT APPLY)
 - i. Easement(s) as provided therein, granted to City Public Service Board of San Antonio, dated January 5, 1970, recorded in Volume 179, Page 304, Deed Records, Comal County, Texas. (APPLIES - AS SHOWN)
 - j. Controlled access to Highway Facility as described in Deed filed February 7, 1996 and recorded in Volume 1188, Page 650, Official Public Records, Guadalupe County, Texas. (APPLIES - AS SHOWN)
 - k. Easement(s) as provided therein, granted to the city of San Antonio, dated December 28, 2012, recorded in Document No. 202306000120, Official Public Records, Comal County, Texas and Volume 4022, Page 110, Official Public Records, Guadalupe County, Texas. (DOES NOT APPLY)
 - l. Easement(s) as provided therein, granted to the City of Schertz, dated November 11, 2021, recorded in Document No. 202199041800, Official Public Records, Guadalupe County, Texas. (APPLIES - AS SHOWN)
 - m. Easement Agreement dated December 17, 2021, recorded in Document No. 202199043269, Official Public Records, Guadalupe County, Texas. (APPLIES - AS SHOWN)

- ALTA/NSPS TABLE A NOTES:**
- MONUMENTS FOUND OR SET AT ALL MAJOR CORNERS AS SHOWN HEREON.
 - SUBJECT PROPERTY ADDRESS: IH 35 SCHERTZ, TX 78154 PER THE GUADALUPE APPRAISAL DISTRICT.
 - THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48357C2110F, DATED NOVEMBER 2, 2007 FOR GUADALUPE COUNTY, TEXAS AND INCORPORATED AREAS. THIS DATA IS AVAILABLE ON THE WEBSITE WWW.MSC.FEMA.GOV.
 ZONE X (UNSHADED), DEFINED AS: "OTHER AREAS; AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN."
 FLOOD LIMIT LINES DO NOT REPRESENT THAT THE PROPERTY WILL OR WILL NOT FLOOD. SUCH LINES AND AREAS ARE FROM SAID FEDERAL EMERGENCY MANAGEMENT AGENCY DATA SOURCES AND ARE STATISTICAL IN NATURE. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.
 - GROSS LAND AREA OF SUBJECT SITE IS 2.142 ACRES AS SHOWN HEREON.
 - SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK SHOWN HEREON.
 - NO PARKING SPACES WERE OBSERVED AT THE TIME OF SURVEY.

TO: MCM RANCH CO., LTD.; HARTMANN LAND & CATTLE CO., LTD.; KEITH KLABUNDE; BRANDA FUHRMANN; KIMBERLEY WILLIAMS AND JAMIE KLABUNDE; THOMAS O. BRUNDAGE; HOWDY NEIGHBORS, LLC; AND ALAMO TITLE 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, 4, 8, AND 9 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MAY 21, 2025.

DATE OF MAP OR PLAT: MAY 22, 2025

JOSHUA M. TREE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7186
 JTREE@PAPE-DAWSON.COM

Date: May 22, 2025, 9:05am User: JD: jtree
 File: N:\New Encumbrances\2025\203\2125-00_BS_2.142_Ac.dwg

| NO. | REVISION | DATE |
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PAPE-DAWSON ENGINEERS

1672 INDEPENDENCE DR. STE 102 | NEW BRAUNFELS, TX 78132 | 800.632.5633
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1008800

ALTANSPS LAND TITLE SURVEY

A 2.142 ACRE, OR 93,319 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF THE REMAINING PORTION OF A CALLED 99.5 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO HARTMANN LAND & CATTLE CO., LTD., RECORDED IN VOLUME 2925, PAGE 813, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, FURTHER DESCRIBED AS THE REMAINING PORTION OF A CALLED 134.04 ACRE TRACT OF LAND, RECORDED IN VOLUME 344, PAGE 381, OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS, AND IN VOLUME 127, PAGE 55, OF THE DEED RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE JACOB DE CORDOVA SURVEY NO. 514, ABSTRACT 117, IN GUADALUPE COUNTY, TEXAS.

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| JOB NO. | 30126-00 |
| DATE | MAY 21, 2025 |
| CHECKED | JMT DRAWN DF |
| CIVIL JOB NO. | --- |
| REFERENCE: | 30088-00 |
| SHEET | 1 OF 1 |