



STATE OF TEXAS  
COUNTY OF BEXAR

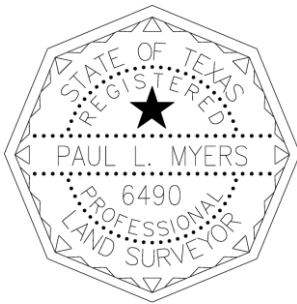
**FIELD NOTE DESCRIPTION  
OF  
1.956 ACRE TRACT**

Being an 1.956 acre tract of land lying in the Julian Diaz Survey Number 66, Abstract Number 187, County Block 5059, Bexar County Texas, said 1.956 acre tract being all of a remaining portion of a 2.005 acre tract of land described in a Warranty Deed to Carlos Garza, Jr. and wife, Margret L. Carty, dated September 20, 1995, and recorded on September 21, 1995 in Volume 6541, Page 807, Official Public Records of Bexar County, Texas; said 1.956 acre tract being more particularly described as follows:

- BEGINNING:** at mag nail with washer stamped “MTR Engineering” found in the southeast right-of-way line of Lower Seguin Road (variable width right-of-way) and the southwest line of the aforementioned 2.005 acre tract for the south corner of a 0.048 of an acre tract of land as described and recorded in Document Number 20240142627, Official Public Records of Bexar County, Texas, the north corner of Lot 901, Block 2 of the Carmel Ranch Subdivision, as recorded in Volume 20003, Page(s) 1962 – 1965, Deed and Plat Records of Bexar County, Texas, and the west corner of the herein described 1.956 acre tract;
- THENCE:** leaving the southwest line of the aforementioned 2.005 acre tract, along the southeast right-of-way line of the aforementioned Lower Seguin Road and the southeast line of the aforementioned 0.048 of an acre tract, over and across said 2.005 acre tract, N59°18’02”E, a distance of 138.30 feet (Record – N59°41’29”E ~ 138.40’) to a 1/2" iron rod with plastic cap stamped “MTR Engineering” found in the northeast line of said 2.005 acre tract and the southwest line of a 15.977 acre tract of land as described and recorded in Volume 8177, Page 1250, Official Public Records of Bexar County, Texas, for the east corner of said 0.048 of an acre tract and the north corner of the herein described 1.956 acre tract;
- THENCE:** leaving the southeast right-of-way line of the aforementioned Lower Seguin Road, along the northeast line of the aforementioned 2.005 acre tract and the southwest line of the aforementioned 15.977 acre tract, S30°31’12”E, a distance of 616.42 feet (Record – S30°00’49”E) to a 1/2" iron rod found for the east corner of said 2.005 acre tract, the north corner of a 2.003 acre tract of land as described and recorded in Volume 6541, Page 812, Official Public Records of Bexar County, Texas, and the east corner of the herein described 1.956 acre tract;
- THENCE:** leaving the southwest line of the aforementioned 15.977 acre tract, along the southeast line of the aforementioned 2.005 acre tract and the northwest line of the aforementioned 2.003 acre tract, S59°26’00”W, a distance of 138.16 feet (Record – S59°56’44”W ~ 138.27’) to a 1/2" iron rod found in the northeast line of Lot 901, Block 5 of the aforementioned Carmel Ranch Subdivision, for the south corner of said 2.005 acre tract, the west corner of said 2.003 acre tract, and the south corner of the herein described 1.956 acre tract;

**THENCE:** along the southwest line of the aforementioned 2.005 acre tract, the northeast line of the aforementioned Lot 901, Block 5, the northeast line of Lot 902, Block 2 of the aforementioned Carmel Ranch Subdivision, and the northeast line of the aforementioned Lot 901, Block 2, N30°31'57"W, a distance of 616.10 feet (Record – N30°01'28"W) to the **PLACE OF BEGINNING** and containing 1.956 acres of land.

- Notes:
1. Basis of Bearing based on the Texas Coordinate System, South Central Zone (4204) NAD (83).
  2. A survey exhibit of even date accompanies this Field Note Description.

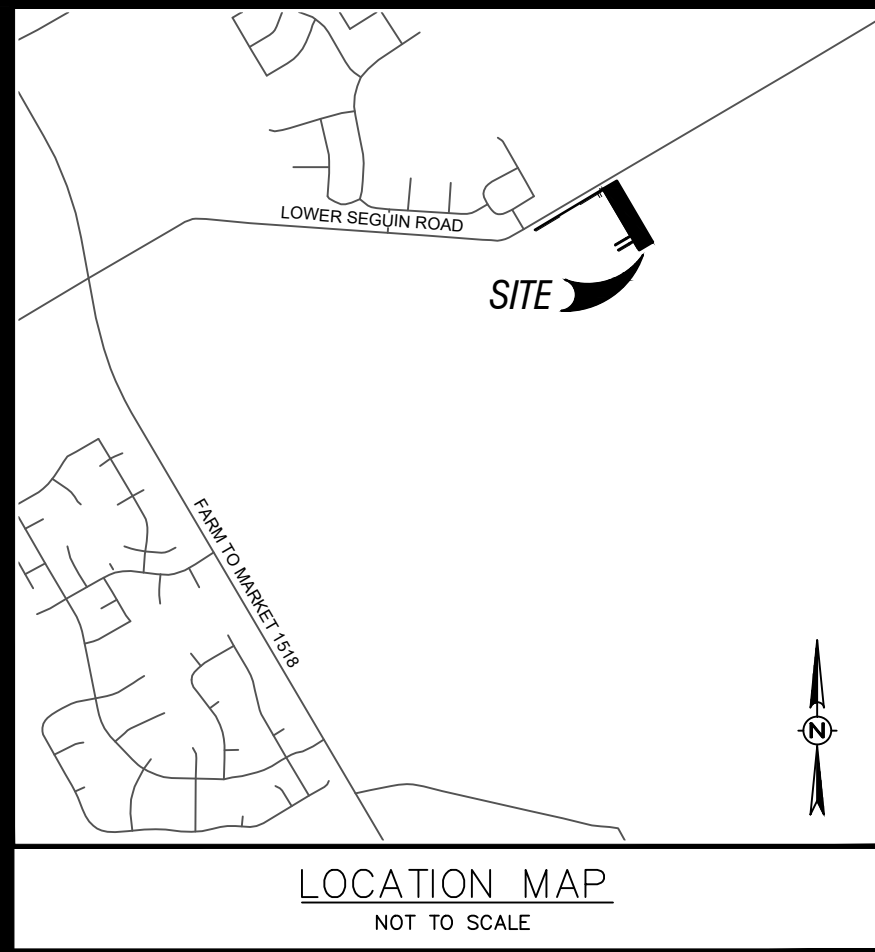


Paul L. Myers  
Registered Professional Land Surveyor  
No. 6490 – State of Texas

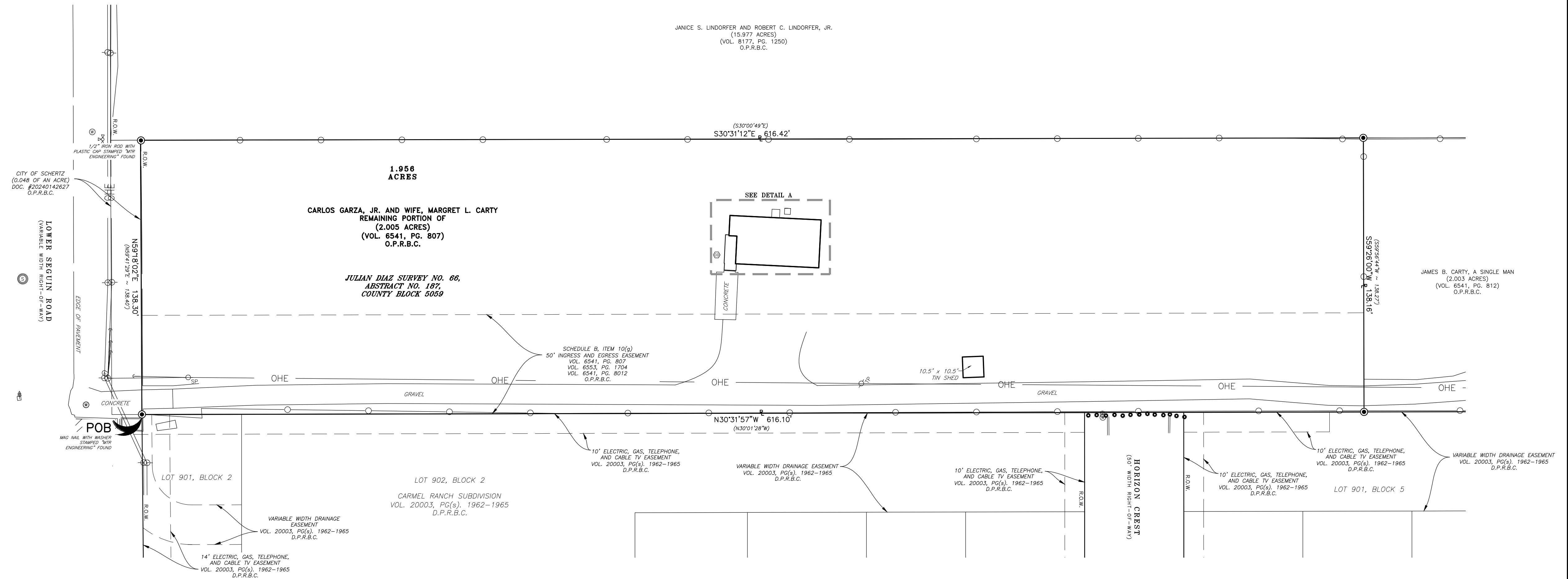
Job #24095  
December 26, 2024

LAND TITLE SURVEY  
OF

A 1.956 ACRE TRACT OF LAND LYING IN THE JULIAN DIAZ SURVEY NO. 66, ABSTRACT NO. 187, COUNTY BLOCK 5059, BEXAR COUNTY, TEXAS, SAID 1.956 ACRE TRACT BEING ALL OF A REMAINING PORTION OF A 2.005 ACRE TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED TO CARLOS GARZA, JR. AND WIFE MARGRET L. CARTY, DATED SEPTEMBER 20, 1995 AND RECORDED ON SEPTEMBER 21, 1995 IN VOLUME 6541, PAGE 807, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



- LEGEND**
- — 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
  - POB — PLACE OF BEGINNING
  - PROPERTY LINE
  - R — RIGHT-OF-WAY
  - ( ) — RECORD CALLS
  - — TRANSFORMER POLE
  - — POWER POLE
  - — SERVICE POWER POLE
  - GUY WIRE
  - ⊕ — MAILBOX
  - ⊕ — FIRE HYDRANT
  - ⊕ — WATER VALVE
  - ⊕ — TELEPHONE PEDESTAL
  - ⊕ — SANITARY SEWER MANHOLE
  - OVERHEAD ELECTRIC
  - BOX WIRE FENCE
  - O.P.R.B.C. — OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
  - D.P.R.B.C. — DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS



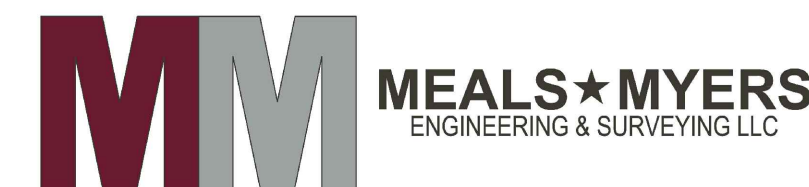
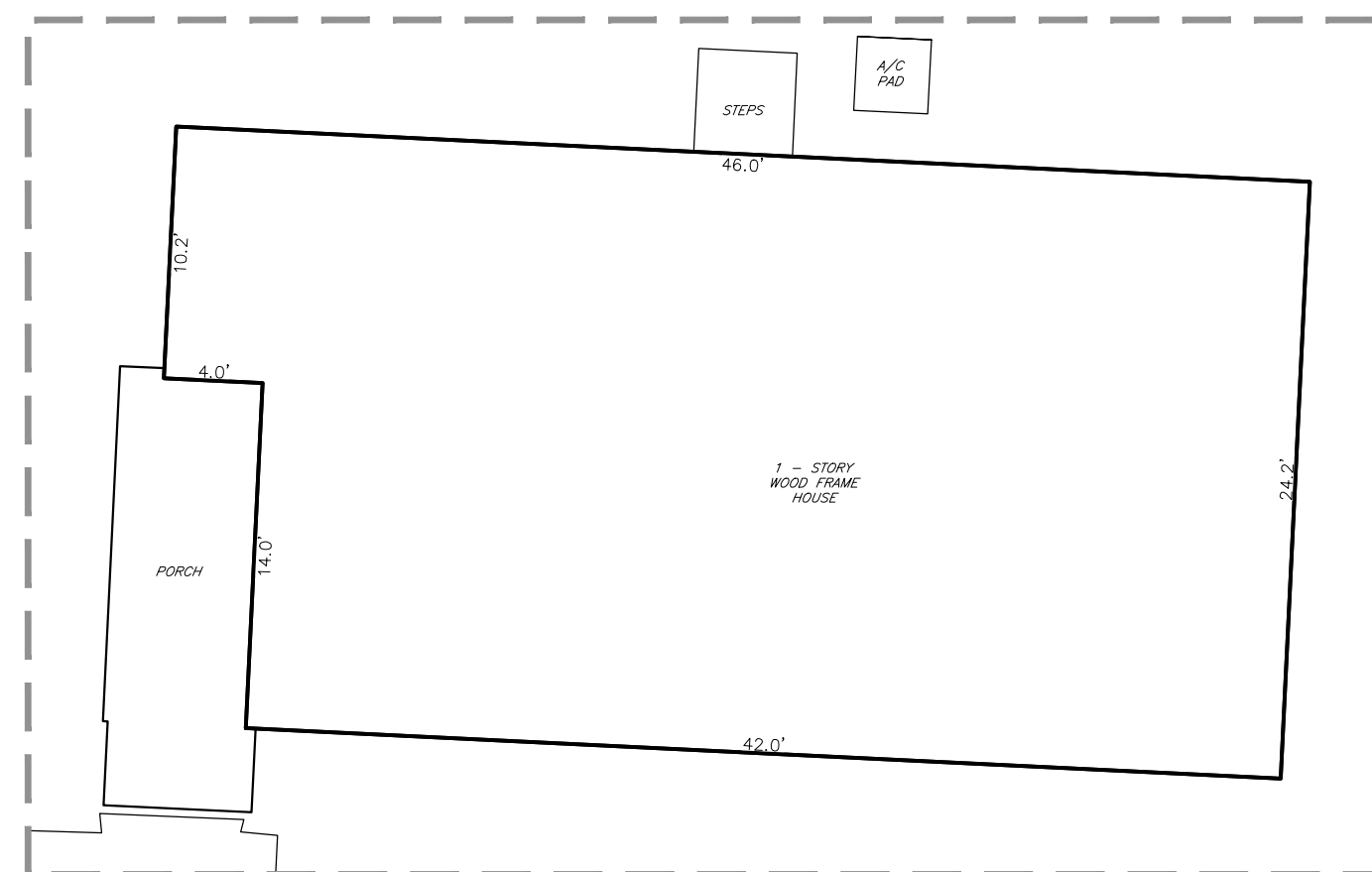
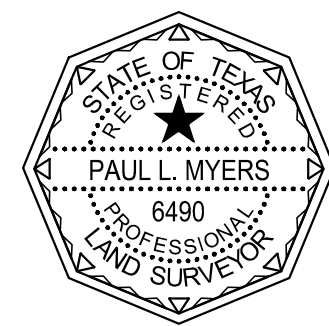
**SCHEDULE B, ITEM 10:**  
50' WIDE INGRESS AND EGRESS EASEMENT, RECORDED IN VOLUME 6541, PAGE 807, VOLUME 6553, PAGE 1704, AND VOLUME 6541, PAGE 812, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS - (AFFECTS SUBJECT TRACT - SHOWN HEREON)

- SURVEYORS NOTES:**
- BASIS OF BEARING TAKEN FROM GPS OBSERVATIONS AND IS BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83(2011).
  - THIS SURVEY WAS CONDUCTED IN CONJUNCTION WITH A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, OF NO: set-48-4300112408864-RJ, EFFECTIVE DATE: NOVEMBER 10 2024, ISSUED: NOVEMBER 20, 2024.
  - THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED) ACCORDING TO THE FEMA NATIONAL FLOOD HAZARD MAP, MAP NUMBER 48029C0315F, DATED SEPTEMBER 29, 2010.
  - ZONE X (UNSHADED) = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
  - ONLY VISIBLE EVIDENCE OF ABOVE GROUND UTILITY FEATURES OBSERVED BY THE SURVEYOR ARE SHOWN HEREON. UNDERGROUND UTILITIES, IF ANY, ARE NOT SHOWN.
  - RECORD CALLS TAKEN FROM VOLUME 6541, PAGE 807, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
  - SETBACKS AND EASEMENTS MAY EXIST PER ZONING REGULATIONS.
  - SUBJECT TRACT LIES WITHIN THE CITY LIMITS OF THE CITY OF SCHERTZ.
  - THE SUBJECT TRACT ABUTS THE PUBLIC RIGHT-OF-WAY OF LOWER SEGUIN ROAD.
  - FIELD WORK WAS COMPLETED ON DECEMBER 19, 2024.

TO: JIM YANTIS JR HOLDINGS, LLC, CARLOS GARZA, JR. AND WIFE, MARGRET L. CARTY, AND CHICAGO TITLE INSURANCE COMPANY.

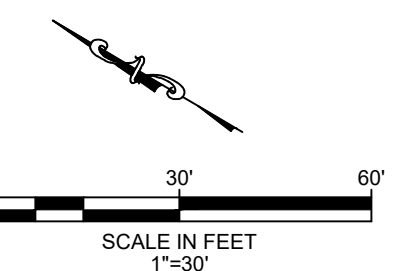
I HEREBY CERTIFY THAT THIS SURVEY REPRESENTS FACTS DISCLOSED BY AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION IN DECEMBER 2024, AND THAT THIS SURVEY SUBSTANTIALLY COMPLES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 3 LAND TITLE SURVEY.

PAUL L. MYERS  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6490



10906 LAUREATE DR., STE. 101  
SAN ANTONIO, TX 78249  
PHONE: (830) 931-1269  
PHONE: (210) 740-2483  
TBPE #F-18576  
TBPLS #10194291

JOB #24095  
DECEMBER 26, 2024





STATE OF TEXAS  
COUNTY OF BEXAR

**FIELD NOTE DESCRIPTION  
OF  
15.973 ACRE TRACT**

Being a 15.973 acre tract of land lying in the Julian Diaz Survey Number 66, Abstract Number 187, County Block 5059, Bexar County Texas, said 15.973 acre tract being the same 15.977 acre tract of land as described in a Warranty Deed With Vendor's Lien to Janice S. Lindorfer and Robert C. Lindorfer, Jr., dated October 15, 1999, and recorded on October 21, 1999, in Volume 8177, Page 1250, Official Public Records of Bexar County, Texas; said 15.973 acre tract being more particularly described as follows:

- BEGINNING:** at 1/2" iron rod found in the southeast right-of-way line of Lower Seguin Road (variable width right-of-way), for the north corner of the aforementioned 15.977 acre tract, the most northerly west corner of a 194.101 acre tract of land as described and recorded in Volume 5812, Page 450, Deed Records of Bexar County, Texas, and the north corner of the herein described 15.973 acre tract;
- THENCE:** leaving the southeast right-of-way line of the aforementioned Lower Seguin Road, along the northeast line of the aforementioned 15.977 acre tract, a southwest line of the aforementioned 194.101 acre tract, S30°30'05"E, a distance of 1,261.35 feet (Record – S30°33'27"E ~ 1,261.41') to a 3/4" iron pipe found for the east corner of said 15.977 acre tract, an interior corner of said 194.101 acre tract, and the east corner of the herein described 15.973 acre tract;
- THENCE:** along the southeast line of the aforementioned 15.977 acre tract and a northwest line of the aforementioned 194.101 acre tract, S59°34'54"W, a distance of 550.95 feet (Record – S59°31'27"W ~ 551.14') to a 1/2" iron rod with plastic cap (not legible) found for the south corner of said 15.977 acre tract, the east corner of a 2.003 acre tract of land as described and recorded in Volume 6541, Page 812, Official Public Records of Bexar County, Texas, and the south corner of the herein described 15.973 acre tract;
- THENCE:** leaving a northwest line of the aforementioned 194.101 acre tract, along the southwest line of the aforementioned 15.977 acre tract, the northeast line of the aforementioned 2.003 acre tract, the northeast line of a 2.005 acre tract of land as described and recorded in Volume 6541, Page 807, Official Public Records of Bexar County, Texas,, and the northeast line of a 0.048 of an acre tract of land as described and recorded in Document Number 20240142627, Official Public Records of Bexar County, Texas, N30°31'12"W, passing a 1/2" iron rod found, for the north corner of said 2.003 acre tract and the east corner of said 2.005 acre tract at a distance of 631.83 feet, a total distance of 1,263.42 feet (Record – N30°34'19"W ~ 1.263.42) to a 1/2" iron rod with plastic cap stamped "MMES PROP CORN" set in the southeast right-of-way line of the aforementioned Lower Seguin Road for the west corner of said 15.977 acre tract, the north corner of said 0.048 of an acre tract, and the west corner of the herein described 15.973 acre tract;

**THENCE:** along the southeast right-of-way line of the aforementioned Lower Seguin Road and the northwest line of the aforementioned 15.977 acre tract, N59°47'49"E, a distance of 551.36 feet (Record – N59°44'00"E ~ 551.46') to the **PLACE OF BEGINNING** and containing 15.973 acres of land.

- Notes:
1. Basis of Bearing based on the Texas Coordinate System, South Central Zone (4204) NAD (83).
  2. A survey exhibit of even date accompanies this Field Note Description.

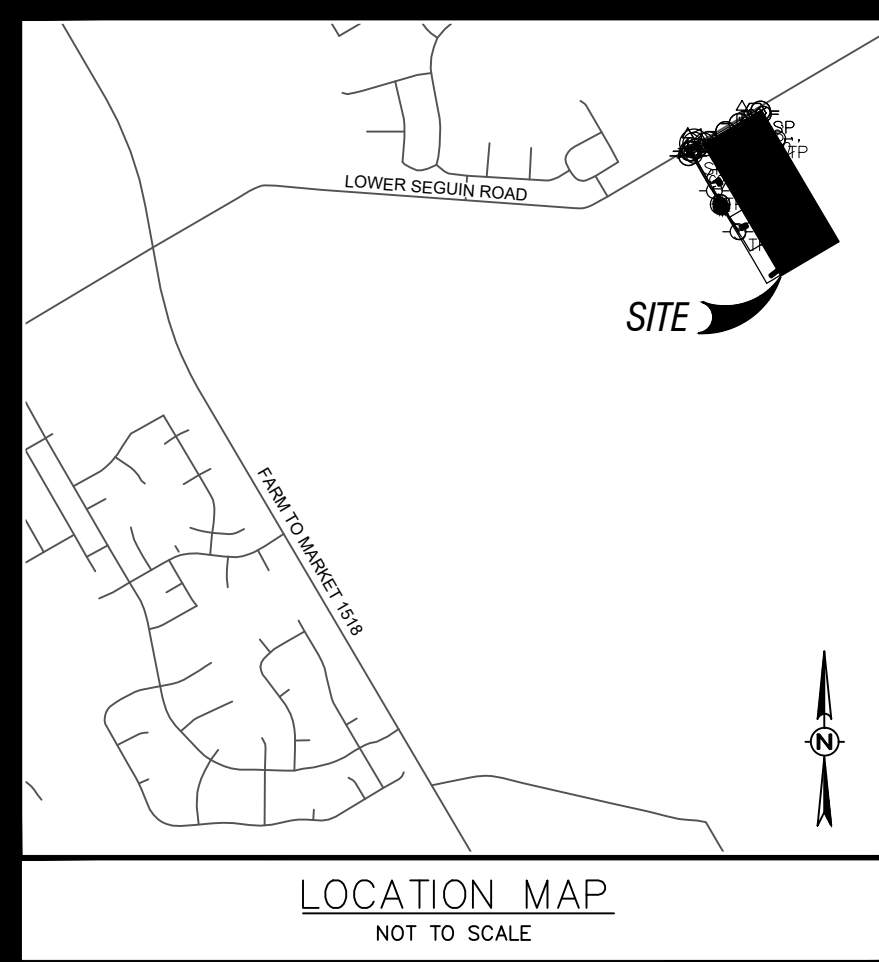


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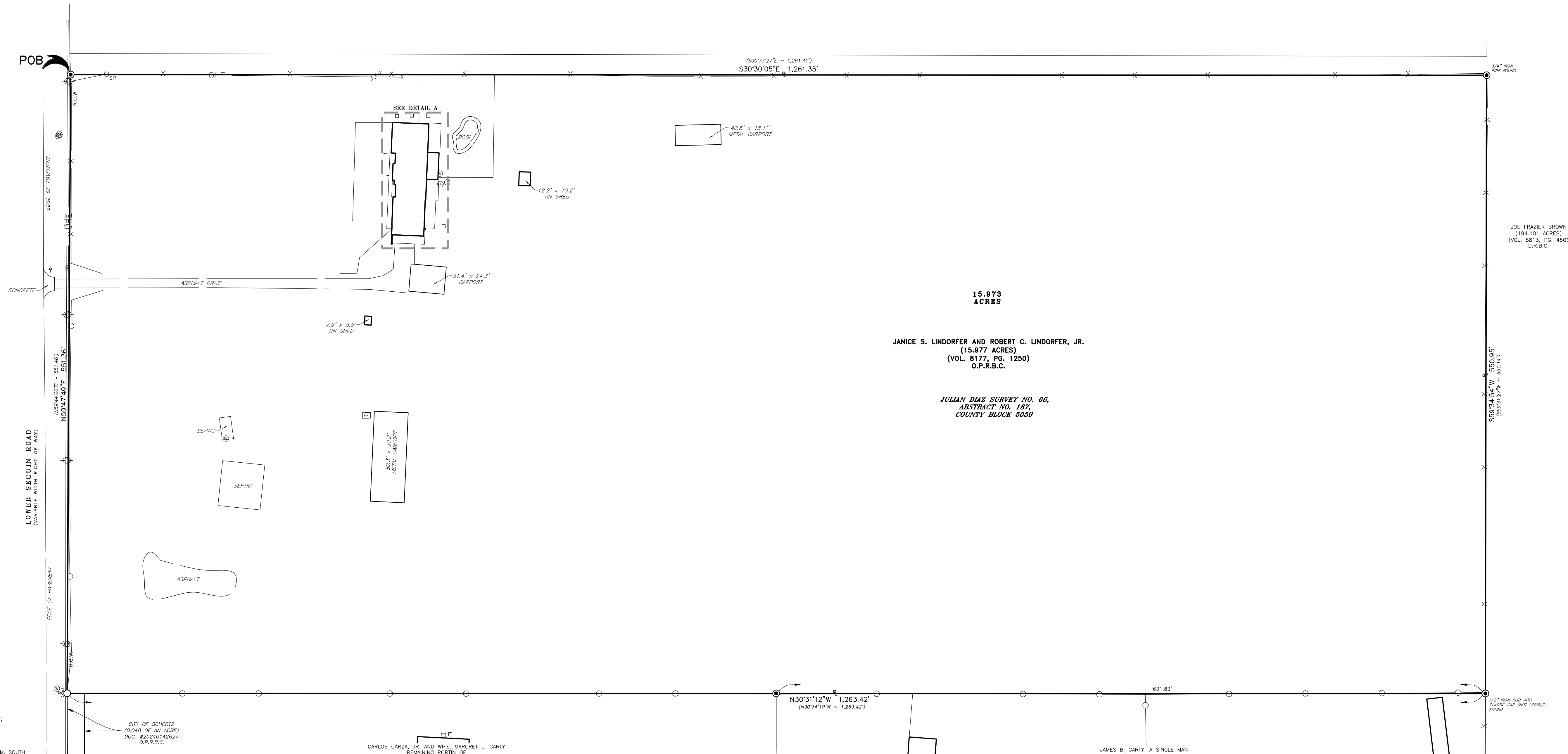
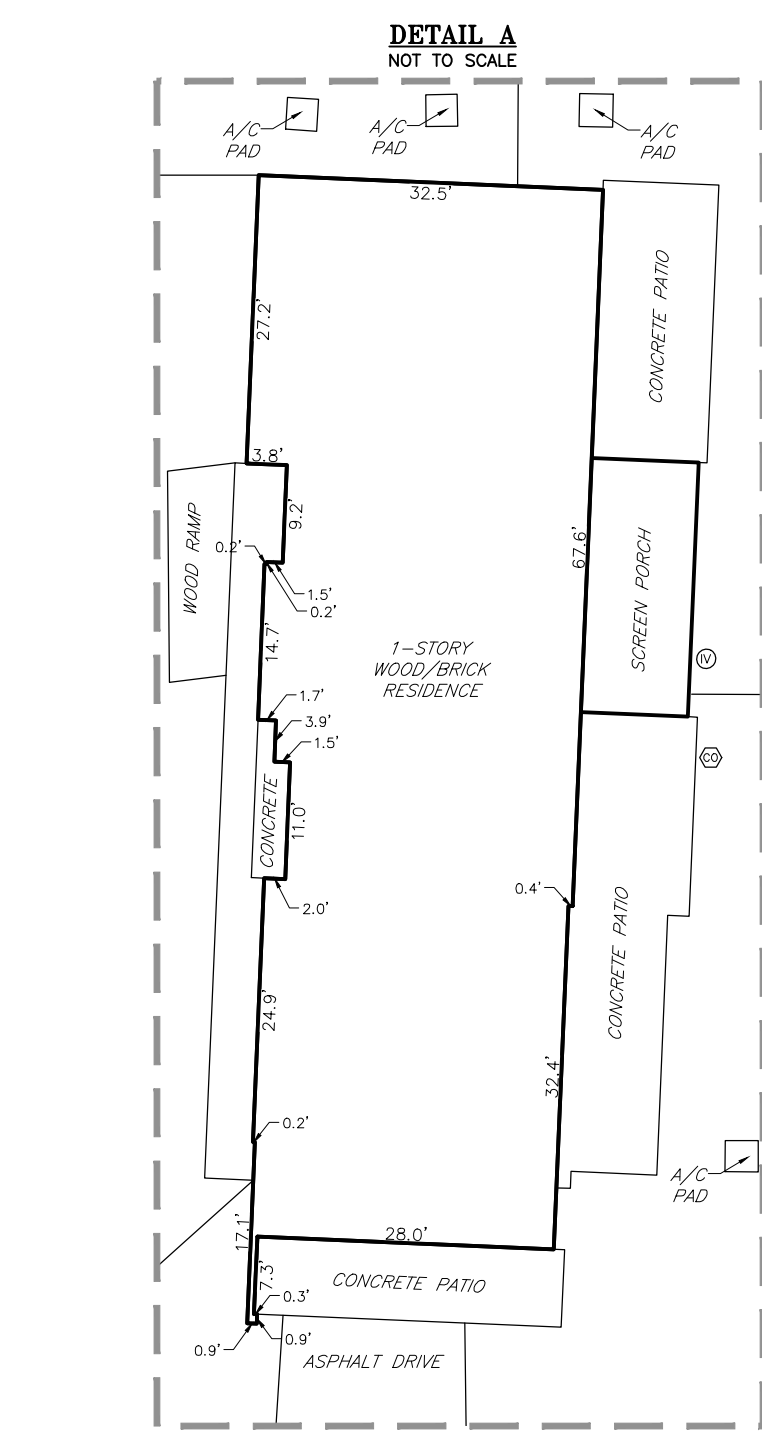
Job #24095  
December 26, 2024

# LAND TITLE SURVEY OF

A 15.973 ACRE TRACT OF LAND LYING IN THE JULIAN DIAZ SURVEY NO. 66, ABSTRACT NO. 187, COUNTY BLOCK 5059, BEXAR COUNTY, TEXAS, SAID 15.973 ACRE TRACT BEING THE SAME 15.977 ACRE TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO JANICE S. LINDORFER AND ROBERT C. LINDORFER, JR., DATED OCTOBER 15, 1999, AND RECORDED ON OCTOBER 21, 1999, IN VOLUME 8177, PAGE 1250, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



- LEGEND**
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
  - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED
  - "NAMES PROP CORN" UNLESS OTHERWISE NOTED
  - POB — PLACE OF BEGINNING
  - PROPERTY LINE
  - R.O.W. — RIGHT-OF-WAY
  - ( ) — RECORD CALLS
  - — TRANSFORMER POLE
  - — POWER POLE
  - — SERVICE POWER POLE
  - — GUY WIRE
  - — MAILBOX
  - — ELECTRIC BOX
  - — FIRE HYDRANT
  - — WATER VALVE
  - — IRRIGATION VALVE
  - — WATER METER
  - — CLEAN OUT
  - OVERHEAD ELECTRIC
  - CHAIN LINK FENCE
  - BOX WIRE FENCE
  - X — BARBED WIRE FENCE
  - D.R.B.C. — DEED RECORDS OF BEXAR COUNTY, TEXAS
  - O.P.R.B.C. — OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS



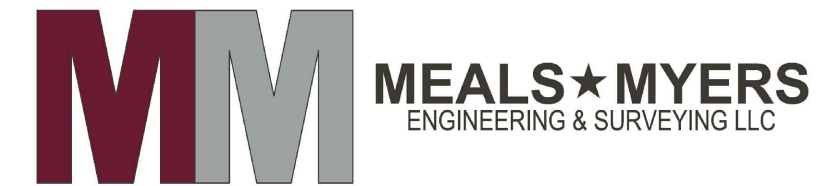
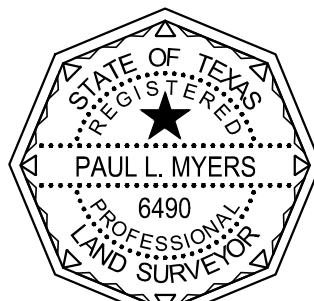
**SCHEDULE B, ITEM 10:**  
 1. INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS, AND OTHER MINERALS, RECORDED IN VOLUME 6107, PAGE 411, DEED RECORDS OF BEXAR COUNTY, TEXAS — (AFFECTS SUBJECT TRACT)

- SURVEYORS' NOTES:**
1. BASIS OF BEARING TAKEN FROM GPS OBSERVATIONS AND IS BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83(2011).
  2. THIS SURVEY WAS CONDUCTED IN CONJUNCTION WITH A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, OF NO. 841-48-4300112408675-RJ, EFFECTIVE DATE: AUGUST 15, 2024, ISSUED: SEPTEMBER 20, 2024.
  3. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED) ACCORDING TO THE FEMA NATIONAL FLOOD HAZARD MAP, MAP NUMBER 48029C0315F, DATED SEPTEMBER 29, 2010.
  4. ZONE X (UNSHADED) = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
  5. ONLY VISIBLE EVIDENCE OF ABOVE GROUND UTILITY FEATURES OBSERVED BY THE SURVEYOR ARE SHOWN HEREON. UNDERGROUND UTILITIES, IF ANY, ARE NOT SHOWN.
  6. RECORD CALLS TAKEN FROM VOLUME 8177, PAGE 1250, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
  7. SETBACKS AND EASEMENTS MAY EXIST PER ZONING REGULATIONS.
  8. THE SUBJECT TRACT ABUTS THE PUBLIC RIGHT-OF-WAY OF LOWER SEGUIN ROAD.
  9. SUBJECT TRACT LIES WITHIN THE CITY LIMITS OF THE CITY OF SCHERTZ.
  10. FIELD WORK WAS COMPLETED ON DECEMBER 19, 2024.

TO: JM YANTIS JR HOLDINGS, LLC, JANICE S. LINDORFER AND ROBERT C. LINDORFER, JR., AND CHICAGO TITLE INSURANCE COMPANY.

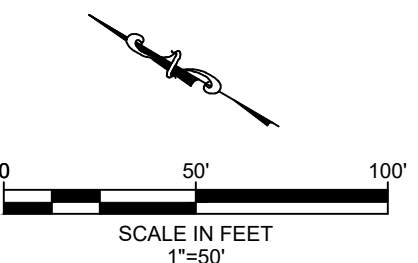
I HEREBY CERTIFY THAT THIS SURVEY REPRESENTS FACTS DISCLOSED BY AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION IN DECEMBER 2024, AND THAT THIS SURVEY SUBSTANTIALLY COMPLES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS' STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 3 LAND TITLE SURVEY.

*Paul L. Myers*  
 PAUL L. MYERS  
 REGISTERED PROFESSIONAL LAND SURVEYOR No. 6490



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JOB #24095  
 DECEMBER 26, 2024



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STATE OF TEXAS  
COUNTY OF BEXAR

**FIELD NOTE DESCRIPTION  
OF  
2.002 ACRE TRACT**

Being a 2.002 acre tract of land lying in the Julian Diaz Survey Number 66, Abstract Number 187, County Block 5059, Bexar County Texas, said 2.002 acre tract being the same 2.003 acre tract of land described in a Warranty Deed to James B. Carty, A Single Man, dated September 20, 1995, and recorded on September 21, 1995 in Volume 6541, Page 812, Official Public Records of Bexar County, Texas; said 2.002 acre tract being more particularly described as follows:

- BEGINNING:** at 1/2" iron rod found lying in a northwest line of a 194.101 acre tract of land as described and recorded in Volume 5813, Page 450, Deed Records of Bexar County, Texas, for the south corner of the aforementioned 2.003 acre tract, the east corner of Lot 901, Block 5 of the Carmel Ranch Subdivision, as recorded in Volume 20003, Page(s) 1962 – 1965, Deed and Plat Records of Bexar County, Texas, and the south corner of the herein described 2.002 acre tract;
- THENCE:** leaving a northwest line of the aforementioned 194.101 acre tract, along the southwest line of the aforementioned 2.003 acre tract and the northeast line of the aforementioned Lot 901, Block 5, N30°31'57"W, a distance of 631.12 feet (Record – N30°01'28"W ~ 631.07') to a 1/2" iron rod found for the west corner of said 2.003 acre tract, the south corner of a 2.005 acre tract of land as described and recorded in Volume 6541, Page 807, Official Public Records of Bexar County, Texas, and the west corner of the herein described 2.002 acre tract;
- THENCE:** leaving the northeast line of the aforementioned Lot 901, Block 5, along the northwest line of the aforementioned 2.003 acre tract and the southeast line of the aforementioned 2.005 acre tract, N59°26'00"E, a distance of 138.16 feet (Record – N59°56'44"E ~ 138.27') to a 1/2" iron rod found in the southwest line of a 15.977 acre tract of land as described and recorded in Volume 8177, Page 1250, Official Public Records of Bexar County, Texas, for the north corner of said 2.003 acre tract, the east corner of said 2.005 acre tract, and the north corner of the herein described 2.002 acre tract;
- THENCE:** along the northeast line of the aforementioned 2.003 acre tract and the southwest line of the aforementioned 15.977 acre tract, S30°31'12"E, a distance of 631.83 feet (Record – S30°00'49"E ~ 631.70') to a 1/2" iron rod with plastic cap (not legible) found in a northwest line of the aforementioned 194.101 acre tract for the east corner of said 2.003 acre tract, the south corner of said 15.977 acer tract, and the east corner of the herein described 2.002 acre tract;

**THENCE:** along the southeast line of the aforementioned 2.003 acre tract a northwest line of the aforementioned 194.101 acre tract, S59°43'37"W, a distance of 138.02 feet (Record – S60°12'25"W ~ 138.16') to the **PLACE OF BEGINNING** and containing 2.002 acres of land.

- Notes:
1. Basis of Bearing based on the Texas Coordinate System, South Central Zone (4204) NAD (83).
  2. A survey exhibit of even date accompanies this Field Note Description.

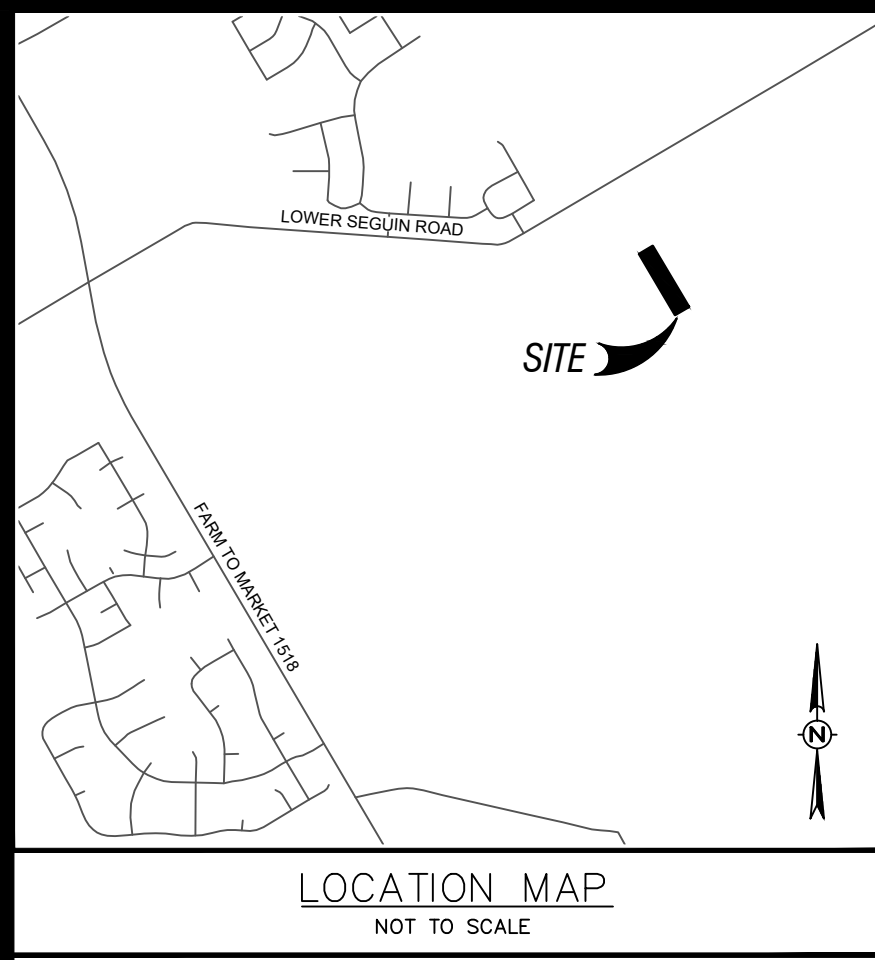


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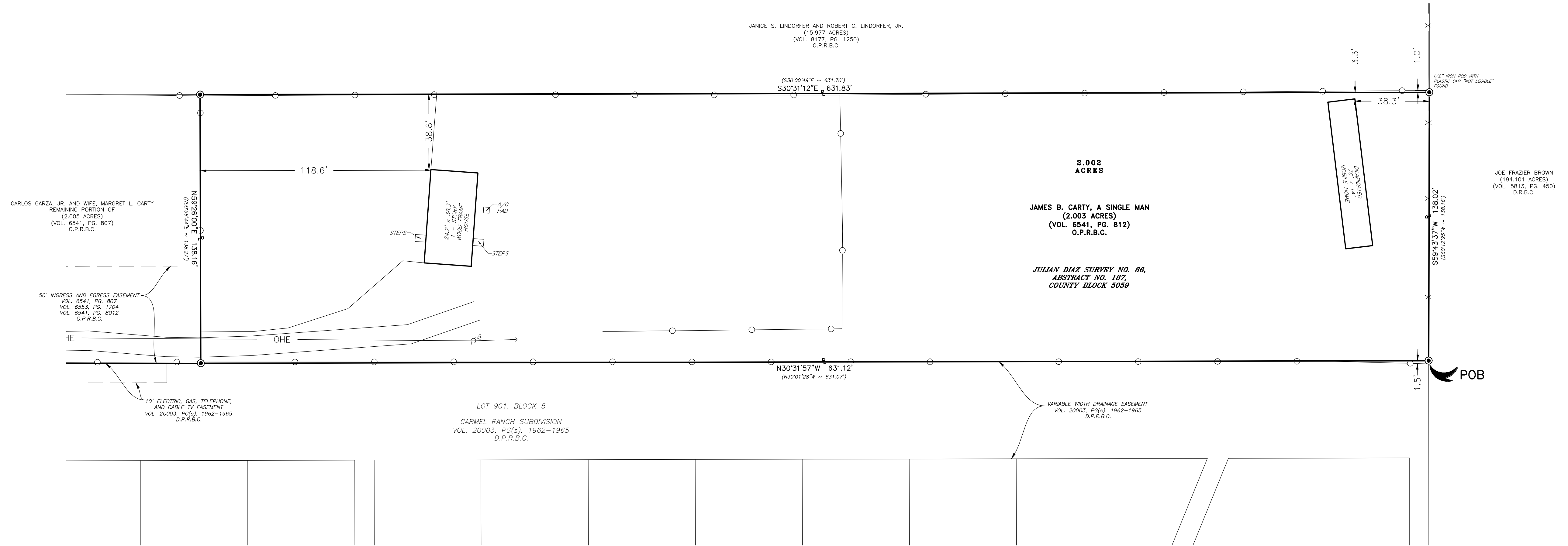
Job #24095  
December 26, 2024

LAND TITLE SURVEY  
OF

A 2.002 ACRE TRACT OF LAND LYING IN THE JULIAN DIAZ SURVEY NO. 66, ABSTRACT NO. 187, COUNTY BLOCK 5059, BEXAR COUNTY, TEXAS, SAID 2.002 ACRE TRACT BEING THE SAME 2.003 ACRE TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED TO JAMES B. CARTY, A SINGLE MAN, DATED SEPTEMBER 20, 1995 AND RECORDED ON SEPTEMBER 21, 1995, IN VOLUME 6541, PAGE 812, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



- LEGEND**
- — 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
  - POB — PLACE OF BEGINNING
  - PROPERTY LINE
  - R.O.W. — RIGHT-OF-WAY
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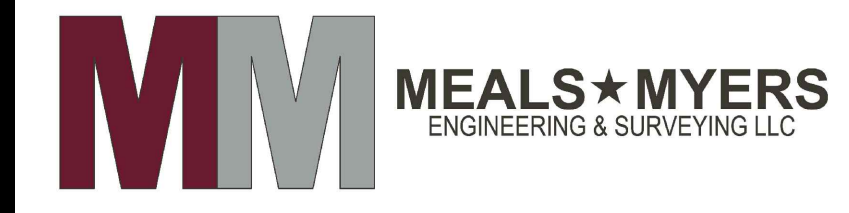
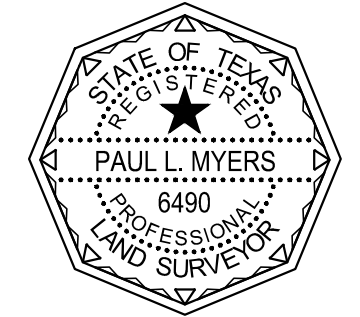
**SCHEDULE B, ITEM 10:**  
NONE LISTED ON TITLE COMMITMENT.

- SURVEYORS NOTES:**
1. BASIS OF BEARING TAKEN FROM GPS OBSERVATIONS AND IS BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83(2011).
  2. THIS SURVEY WAS CONDUCTED IN CONJUNCTION WITH A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, OF NO. set-48-4300112408865-RJ, EFFECTIVE DATE: NOVEMBER 10, 2024, ISSUED: NOVEMBER 21, 2024.
  3. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED) ACCORDING TO THE FEMA NATIONAL FLOOD HAZARD MAP, MAP NUMBER: 480200310F, DATED: SEPTEMBER 29, 2010.  
ZONE X (UNSHADED) = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
  4. ONLY VISIBLE EVIDENCE OF ABOVE GROUND UTILITY FEATURES OBSERVED BY THE SURVEYOR ARE SHOWN HEREON. UNDERGROUND UTILITIES, IF ANY, ARE NOT SHOWN.
  5. RECORD CALLS TAKEN FROM VOLUME 6541, PAGE 812, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
  6. SETBACKS AND EASEMENTS MAY EXIST PER ZONING REGULATIONS.
  7. SUBJECT TRACT LIES WITHIN THE CITY LIMITS OF THE CITY SCHERTZ.
  8. FIELD WORK WAS COMPLETED ON DECEMBER 19, 2024.

TO: JIM YANTIS JR HOLDINGS, LLC, TANYA L. CARTY, INDIVIDUALLY AND AS INDEPENDENT EXECUTOR TO THE ESTATE OF JAMES B. CARTY, DECEASED, AND CHICAGO TITLE INSURANCE COMPANY.

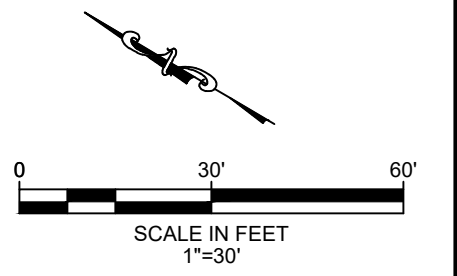
I HEREBY CERTIFY THAT THIS SURVEY REPRESENTS FACTS DISCLOSED BY AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION IN DECEMBER 2024, AND THAT THIS SURVEY SUBSTANTIALLY COMPLES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS' STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 3 LAND TITLE SURVEY.

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TBPLS #10194291

JOB #24095  
DECEMBER 26, 2024



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