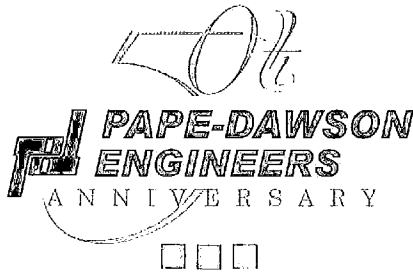




Filing Receipt

Received - 2021-10-19 02:10:29 PM
Control Number - 52696
ItemNumber - 3



FIELD NOTES

FOR

A 100.167 acre, or 4,363,270 square feet more or less, tract of land being the remainder of that called 103.354 acre tract described in quitclaim deed to the JMA Kritzler Limited Partnership recorded in Document 2009-060-05146 of the Comal County Official Public Records, out of the Agapita Gaytan Survey No. 194, Abstract 174 of Comal County Texas. Said 100.167 acre tract containing 35.915 acres within the City of Bulverde and all in Comal County, Texas, and 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 (NA2011) epoch 2010.00;

BEGINNING: At a found Texas Department of Transportation Type II monument on a north line of that 0.606 acre Parcel 4 Partial Donation deed recorded as Document 9706020268 of the Official Public Records of Comal County, Texas, said 0.606 acres being a dedication to the right-of-way of Farm to Market 1863, and at the southeast corner of that 3.244 acre Parcel 5 Partial Donation deed recorded as Document 9706025508 of the Official Public Records of Comal County, Texas, said 3.244 acres being out of said 103.354 acre tract and further being also out of that called 107.680 acre tract conveyed by deed from George M. Williams, Jr., trustee to Wolf Dieter Kritzler and Hannelore Kritzler, dated December 29, 1986 and recorded in Volume 549, Pages 875-878 of the Deed Records of Comal County, Texas, and said 3.244 acres being a dedication to the right-of-way of U.S. 281, and the southwest corner of the herein described tract at North 13,818,291.84, East 2,148,133.42 of said coordinate system;

THENCE: Departing said north line of said 0.606 acre Parcel 4 and the north right-of-way line of F.M. 1863, and with the east line of said 3.244 acre Parcel 5 and the east right-of-way line of U.S. 281 the following bearings and distances:

N 02°19'01" W, a distance of 64.52 feet to a found Texas Department of Transportation Type II monument;

N 34°10'37" E, a distance of 581.54 feet to a found Texas Department of Transportation Type II monument;

N 19°06'25" E, a distance of 901.93 feet to a found Texas Department of Transportation Type II monument;

N 04°13'23" E, a distance of 410.03 feet to a found Texas Department of Transportation Type II monument at the north corner of said 3.244 acre Parcel 5 on the east line of that 12.527 acre tract addition to right-of-way recorded in Volume 166, Page 215 of the Deed Records of Comal County, Texas;

- THENCE: With the east line of said 12.527 acre tract and said U.S. 281 right-of-way the following bearings and distances:
- N 10°00'43" E, a distance of 528.34 feet to a found Texas Department of Transportation Type II monument;
- N 05°43'20" E, a distance of 200.54 feet to a found Texas Department of Transportation Type II monument;
- N 10°00'43" E, a distance of 999.88 feet to a found Texas Department of Transportation Type II monument;
- N 18°32'38" E, a distance of 101.11 feet to a found Texas Department of Transportation Type II monument;
- N 10°00'43" E, a distance of 107.05 feet to a set ½" iron rod with cap marked "Pape-Dawson" for the northwest corner of said 103.254 acre tract and the southwest corner of that called 5.766 acre tract described in deed recorded in Document 201306028038 and from which a found Texas Department of Transportation Type II monument at an angle of said U.S. 281 bears N 10°00'43" E, a distance of 42.93 feet;
- THENCE: S 80°03'07" E, departing said right-of-way with a north line of said 103.354 acre tract and the south line of said 5.766 acre tract a distance of 422.11 feet to a set ½" iron rod with cap marked "Pape-Dawson" at the southeast corner of said 5.766 acre tract, a northeast corner of said 103.354 acre tract;
- THENCE: S 11°08'40" E, with said east line of said 103.354 acre tract a distance of 2265.97 feet to a found ½" iron rod at a corner of said 103.354 acre tract and a corner of a 43.741 acre tract described in deed recorded in Document 201306026038 of the Official Public Records of Comal County, Texas;
- THENCE: With the line of said 103.354 acre tract and said 43.741 acre tract the following bearings and distances:
- N 83°16'41" W, a distance of 143.62 feet to a found ½" iron rod;
- S 14°43'09" W, a distance of 233.20 feet to a found ½" iron rod;
- S 21°29'24" E, a distance of 1468.74 feet to a set ½" iron rod with cap marked "Pape-Dawson" on the north right-of-way line of the aforementioned F.M 1863, an 80-foot right-of-way at this point;
- THENCE: With said north right-of-way line of said F.M. 1863 along a non-tangent curve to the right, said curve having a radial bearing of N 19°45'09" W, a radius of 1392.39 feet, a central angle of 25°50'27", a chord bearing and distance of S 83°10'04" W, 622.67 feet, for an arc length of 627.98 feet to a found Texas Department of Transportation Type I monument at a point of tangency;

100.167 Acres
Kritzler Tract
Job No:9048-14

N 83°54'42" W, a distance of 982.33 feet to a set ½" iron rod with cap marked "Pape-Dawson" at the east corner of the aforementioned 0.606 acre Parcel 4

THENCE: N 75°55'45" W, with the north line of said 0.606 acre Parcel 4 and said F.M. 1863 right-of-way a distance of 444.05 feet to a found Texas Department of Transportation Type II monument;

THENCE: N 82°02'51" W, with the north line of said 0.606 acre Parcel 4 and said F.M. 1863 right-of-way a distance of 151.54 feet to the POINT OF BEGINNING, and containing 100.167 acres, 35.915 acres in the City of Bulverde and all in Comal County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9048-14 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.

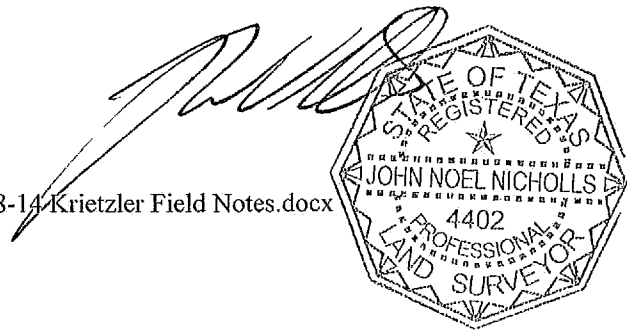
DATE: March 5, 2014, April 22, 2015

JOB NO. 9048-14

DOC. ID. N:\Survey14\14-9000\9048-14\Word\9048-14-Kritzler Field Notes.docx

TBPE Firm Registration #470

TBPLS Firm Registration #100288-00



A 100.167 acre, or 4,363,270 square feet more or less, tract of land being the remainder of that called 103.354 acre tract described in quitclaim deed to the JMA Kritzler Limited Partnership recorded in Document 2009-060-05146 of the Comal County Official Public Records, out of the Agapita Gaytan Survey No. 194, Abstract 174 of Comal County, Texas, said 100.167 acre tract containing 35.915 acres within the City of Bulverde and all in Comal County, Texas, and 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 (NA2011) epoch 2010.00;

BEGINNING: At a found Texas Department of Transportation Type II monument on the north line of that 0.606 acre Parcel 4 Partial Donation deed recorded as Document 9706020268 of the Official Public Records of Comal County, Texas, said 0.606 acres being a dedication to the right-of-way of Farm to Market 1863, and at the southeast corner of that 3.244 acre Parcel 5 Partial Donation deed recorded as Document 9706025508 of the Official Public Records of Comal County, Texas, said 3.244 acres being out of said 103.354 acre tract and further being also out of that called 107.680 acre tract conveyed by deed from George M. Williams, Jr., trustee to Wolf Dieter Kritzler and Hannelore Kritzler, dated December 29, 1986 and recorded in Volume 549, Pages 875-878 of the Deed Records of Comal County, Texas, and said 3.244 acres being a dedication to the right-of-way of U.S. 281, and the southwest corner of the herein described tract at North 13,818,291.84', East 2,148,133.42' of said coordinate system;

THENCE: Departing said north line of said 0.606 acre Parcel 4 and the north right-of-way line of F.M. 1863, and with the east line of said 3.244 acre Parcel 5 and the east right-of-way line of U.S. 281 the following bearings and distances:

N 02°19'01" W, a distance of 64.52 feet to a found Texas Department of Transportation Type II monument;
N 34°10'37" E, a distance of 581.54 feet to a found Texas Department of Transportation Type II monument;
N 19°06'25" E, a distance of 901.93 feet to a found Texas Department of Transportation Type II monument;
N 04°13'23" E, a distance of 410.03 feet to a found Texas Department of Transportation Type II monument at the north corner of said 3.244 acre Parcel 5 on the east line of that 12.527 acre tract addition to right-of-way recorded in Volume 166, Page 215 of the Deed Records of Comal County, Texas;

THENCE: With the east line of said 12.527 acre tract and said U.S. 281 right-of-way the following bearings and distances:
N 10°00'43" E, a distance of 528.34 feet to a found Texas Department of Transportation Type II monument;
N 05°43'20" E, a distance of 200.54 feet to a found Texas Department of Transportation Type II monument;
N 10°00'43" E, a distance of 999.88 feet to a found Texas Department of Transportation Type II monument;
N 18°32'38" E, a distance of 101.11 feet to a found Texas Department of Transportation Type II monument;
N 10°00'43" E, a distance of 107.05 feet to a set ½" iron rod with cap marked "Pape-Dawson" for the northwest corner of said 103.354 acre tract and the southwest corner of that called 5.766 acre tract described in deed recorded in Document 201306028038 and from which a found Texas Department of Transportation Type II monument at an angle of said U.S. 281 bears N 10°00'43" E, a distance of 42.93 feet;

AGAPITA GAYTAN SURVEY NO. 194 ABSTRACT NO. 174

238.028 ACRES
JUAN JOAQUIN KRITZLER LIMITED PARTNERSHIP
(DOC. #2006-0660-10725 C.C.O.P.R.)

1981
JUAN JOAQUIN KRITZLER HAHNE
(VOL. 317 PGS. 398-401 D.R.C.C.)

103.354 ACRES
QUITCLAIM
JMA KRITZLER LIMITED PARTNERSHIP
(DOC. 2009-060-05146 C.C.O.P.R.)
S & W DUPONT, LLC
QUITCLAIM ½ INTEREST - 103.354 ACRES
(DOC. # 2013-060-26038)

100.167 ACRES
(4,363,270 SQUARE FEET MORE OR LESS)

35.915 ACRES WITHIN THE CITY
OF BULVERDE

LINE LEGEND	
---	BARBED WIRE FENCE
---	POTABLE WATER LINE
---	OVERHEAD ELECTRIC

LEGEND	
CATV CONC.	CABLE TELEVISION
ELEC. FOUN.	ELECTRIC FOUN.
I.R. (PD)	1/2" IRON ROD
	PAPE-DAWSON CAP

DEED/PLAT REFERENCE

D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

THENCE: S 80°03'07" E, departing said right-of-way with a north line of said 103.354 acre tract and the south line of said 5.766 acre tract a distance of 422.11 feet to a set ½" iron rod with cap marked "Pape-Dawson" at the southeast corner of said 5.766 acre tract, a northeast corner of said 103.354 acre tract;

THENCE: S 11°08'40" E, with said east line of said 103.354 acre tract a distance of 2265.97 feet to a found ½" iron rod at a corner of said 103.354 acre tract and a corner of a 43.741 acre tract described in deed recorded in Document 201306026038 of the Official Public Records of Comal County, Texas;

THENCE: With the line of said 103.354 acre tract and said 43.741 acre tract the following bearings and distances:

N 83°16'41" W, a distance of 143.62 feet to a found ½" iron rod;
S 14°43'09" W, a distance of 233.20 feet to a found ½" iron rod;
S 21°29'24" E, a distance of 1468.74 feet to a set ½" iron rod with cap marked "Pape-Dawson" on the north right-of-way line of the aforementioned F.M. 1863, an 80-foot right-of-way at this point;

THENCE: With said north right-of-way line of said F.M. 1863 along a non-tangent curve to the right, said curve having a radial bearing of N 19°45'09" W, a radius of 1392.39 feet, a central angle of 25°50'27", a chord bearing and distance of S 83°10'04" W, 622.67 feet, for an arc length of 627.98 feet to a found Texas Department of Transportation Type I monument at a point of tangency;

N 83°54'42" W, a distance of 982.33 feet to a set ½" iron rod with cap marked "Pape-Dawson" at the east corner of the aforementioned 0.606 acre Parcel 4

THENCE: N 75°55'45" W, with the north line of said 0.606 acre Parcel 4 and said F.M. 1863 right-of-way a distance of 444.05 feet to a found Texas Department of Transportation Type II monument;

THENCE: N 82°02'51" W, with the north line of said 0.606 acre Parcel 4 and said F.M. 1863 right-of-way a distance of 151.54 feet to the POINT OF BEGINNING, and containing 100.167 acres, 35.915 acres in the City of Bulverde and all in Comal County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9048-14 by Pape-Dawson Engineers, Inc.

NOTES:

- 1) ½" iron rod with yellow cap marked "Pape-Dawson" set at subject property corners unless noted otherwise.
- 2) The bearings for this survey are based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00.
- 3) 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.
- 4) The professional services provided herewith include the preparation of a field note description.
- 5) 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 48091C0385F & 0220F, dated September 2, 2009 for Comal County, Texas and incorporated areas. This data is available on the website www.fema.gov. ZONE A, defined as: "Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood; No Base Flood Elevations determined."; ZONE X (shaded), defined as: "Other Flood Areas; areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% chance flood."; 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 only. The surveyor accepts no responsibility for the accuracy of said data.

9) The City of Bulverde, Texas shows the property as zoned C3 Commercial District Further information concerning zoning restrictions can be found by contacting the City of Bulverde Development Services Department

City of Bulverde City Hall
30360 Cougar Bend
Bulverde, TX 78163-4569 830.438.3612
Metro 830.990.8832
Fax 830.438.4339

http://www.ci.bulverde.tx.us/default.aspx?name=plan_dev_planning_zoning

REFERENCES:
This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.

Title Commitment: G.F. # 4311015404
Chicago Title Insurance Company.
Effective Date: June 24, 2014.
Date Issued: August 9, 2014

Only those matters identified in the Title Commitment and those that the surveyor was aware of at the time of this survey are shown.

1. Item 1, Schedule B deleted in its entirety.
- 10.


a. Pipeline Easement for Treated Water granted to the Guadalupe-Blanco River Authority for the purpose(s) provided in instrument filed February 7, 2005, recorded in Document Number 200506004994,

Official Public Records, Comal County, Texas. (Applies - Shown)

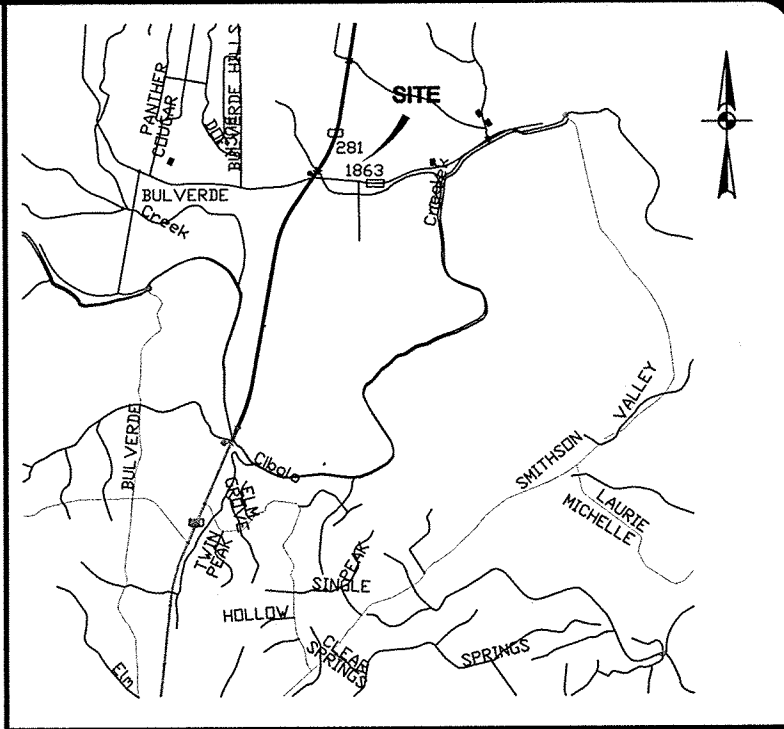
b. Channel Easement granted to the State of Texas for the purpose(s) provided in instrument recorded in Volume 114, Page 7-797, Deed Records, Comal County, Texas. (Does not Apply)

c. Easement for Highway Purposes granted to the State of Texas for the purpose(s) provided in instrument recorded in Volume 166, Page 213-215, Deed Records, Comal County, Texas. (Applies - Shown)

d. n/a
e. n/a
f. n/a
g. Intentionally deleted.
h. n/a
i. Intentionally deleted.
j. n/a

Signed: 
Name: John Noel Nicholls
Registration No: 4402
nnicholls@pape-dawson.com

This 7th day of March 2014 A.D.



LOCATION MAP

NOT-TO-SCALE
MAPSCO: 418-A6

0' 200' 400' 600'

SCALE: 1" = 200'

SYMBOL LEGEND

⊙	CMP	CORRUGATED METAL PIPE
⊠	CPED	COMMUNICATION, TELEPHONE, CABLE PEDESTAL
□	EBOX	ELECTRIC BOX
—	GATE	GATE
→	GUY	GUY ANCHOR
⊙	RCP	REINFORCED CONCRETE PIPE
—	UP	UTILITY POLE
•	UPT	UTILITY POLE W/TRANSFORMER

LAND TITLE SURVEY

100.167 ACRE, OR 4,363,270 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING THE REMAINDER OF THAT CALLED 103.354 ACRE TRACT DESCRIBED IN QUITCLAIM DEED TO THE JMA KRITZLER LIMITED PARTNERSHIP RECORDED IN DOCUMENT 2009-060-05146 OF THE COMAL COUNTY OFFICIAL PUBLIC RECORDS, OUT OF THE AGAPITA GAYTAN SURVEY NO. 194, ABSTRACT 174 OF COMAL COUNTY, TEXAS, SAID 100.167 ACRE TRACT CONTAINING APPROXIMATELY 35.915 ACRES WITHIN THE CITY OF BULVERDE AND ALL IN COMAL COUNTY, TEXAS.

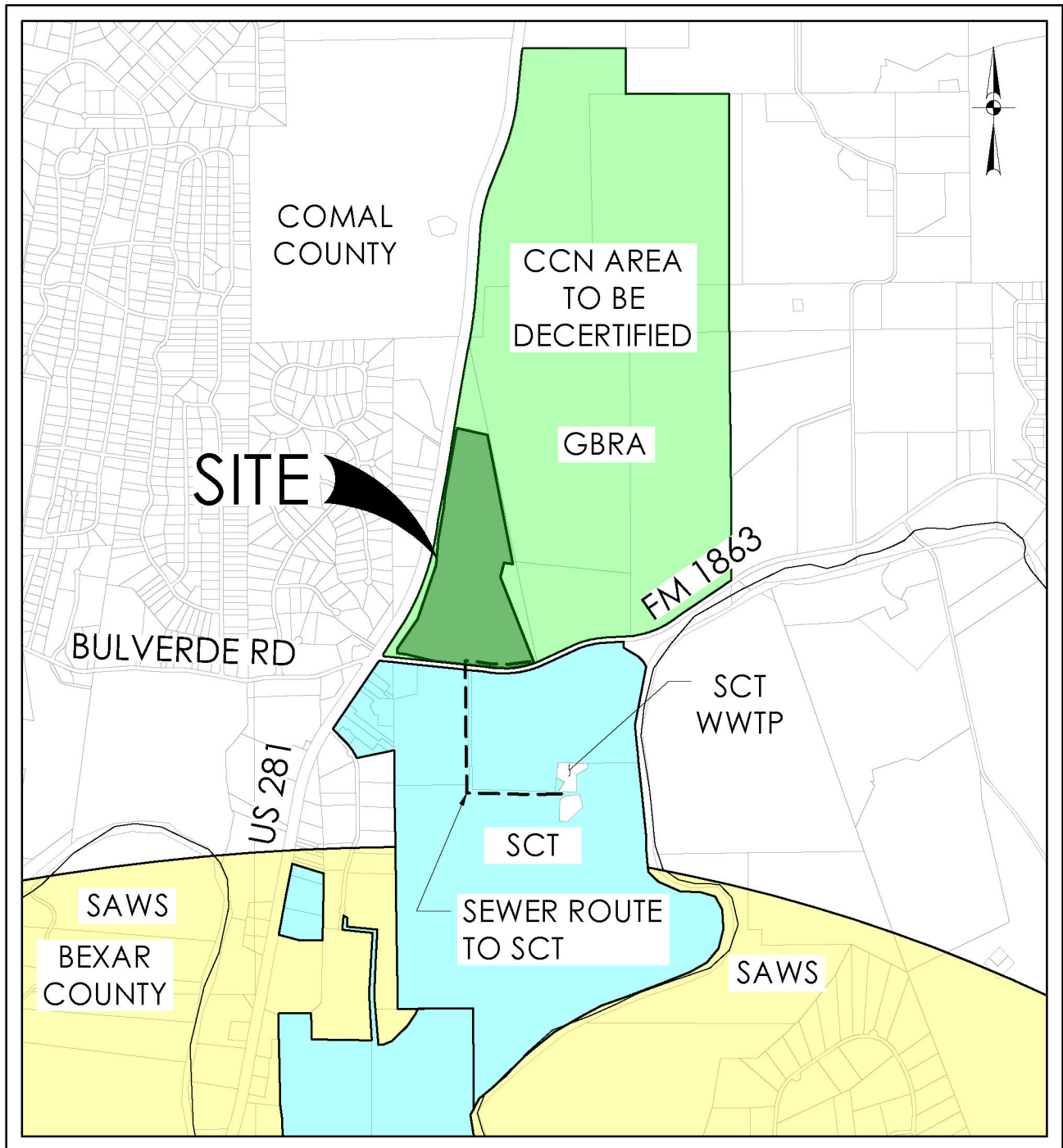
JOB NO. **9048-14**
DATE **MARCH 2014**
CHECKED **---** DRAWN **J.N.N.**
CIVIL JOB NO. **8409-01**
REFERENCE: **---**
SHEET **1** OF **1**

**PAPE-DAWSON
ENGINEERS**

555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-00

NO.	REVISION	DATE
		ZONING CORRECTED
1	TITLE COMMITMENT - CORRECTED PAGE # ON HWY ESMT.	03-25-14
2	DEFINITION OF BULVERDE CITY LIMITS	08-11-14
3		04-22-15

PROJECT NAME: KRITZLER TRACT



SCALE: 1"=2500'

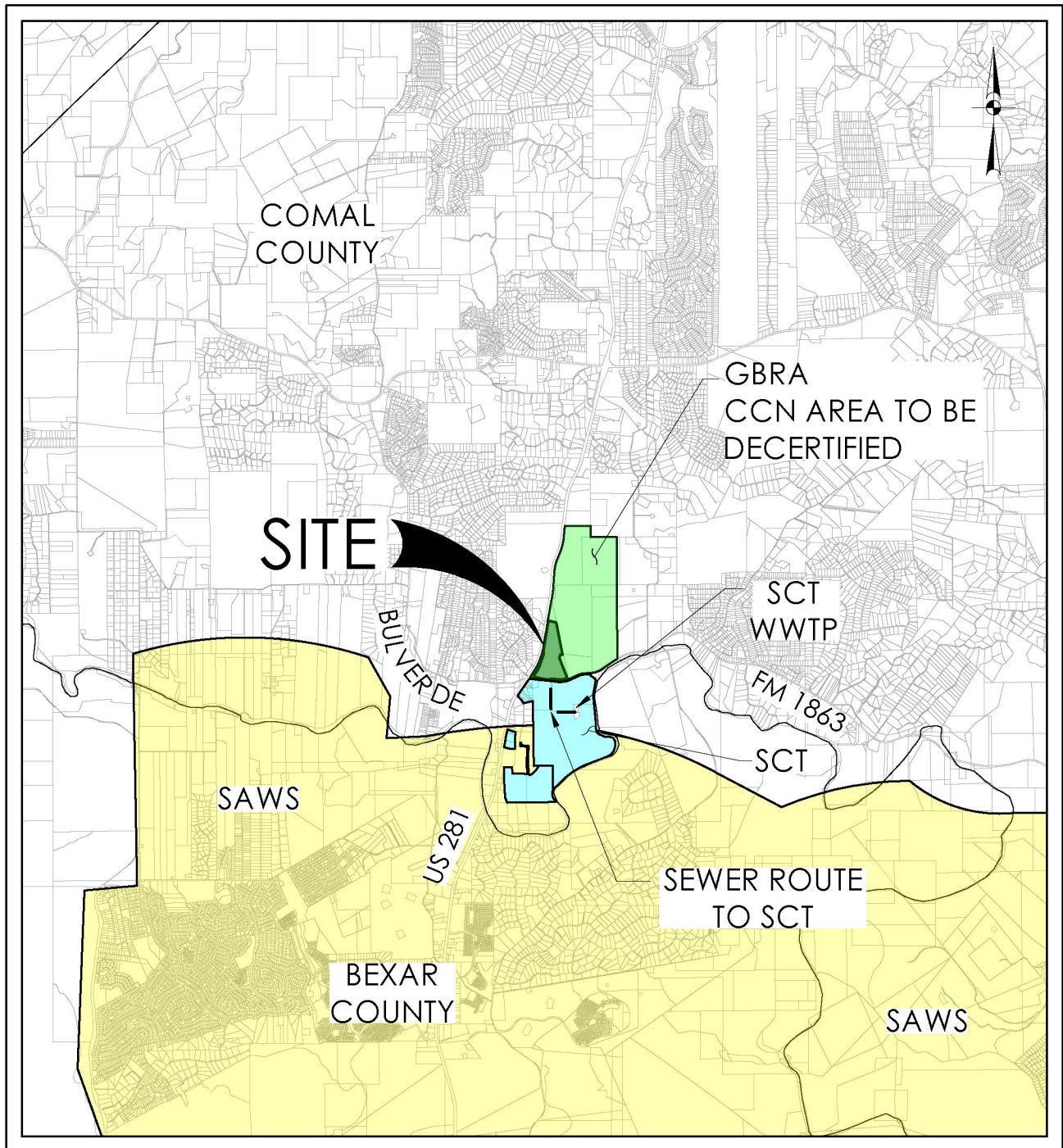
Date: Oct 18, 2021, 1:39pm User ID: Jlvarez
 File: P:\6472\31\Design\Exhibits\211018-Sewer Agreement Exhibits.dwg

JOB NO. 8472-31
 DATE OCTOBER 2021
 DESIGNER CEL
 CHECKED SW DRAWN JV
 SHEET A-4

FIRMITAS RANCH
BULVERDE, TEXAS
LOCATION MAP

Pape-Dawson
ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
 FAX: 210.375.9010
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470



SCALE: 1"=10000'

Date: Oct 18, 2021, 1:42pm User ID: Jlvarez
 File: P:\6472\31\Design\Exhibits\211018-Sewer Agreement Exhibits.dwg

JOB NO. 8472-31
 DATE OCTOBER 2021
 DESIGNER CEL
 CHECKED SW DRAWN JV
 SHEET A-5

FIRMITAS RANCH BULVERDE, TEXAS LOCATION MAP

PAPE-DAWSON
ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
 FAX: 210.375.9010
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470