

NOTES:

- 1) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NAD 83 (NA2011) EPOCH 2010.00, FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- 2) AREAS AND DISTANCES SHOWN ARE SCALED TO SURFACE WITH A SURFACE ADJUSTMENT FACTOR OF 1.00017, AND DISPLAYED IN U.S. SURVEY FEET.
- 3) 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 48187C0120F, DATED NOVEMBER 2, 2007 FOR BEXAR COUNTY, TEXAS AND INCORPORATED AREAS:
ZONE X (UNSHADED), DEFINED AS: "OTHER AREAS; AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN".
THIS DATA IS AVAILABLE ON THE WEBSITE WWW.MSC.FEMA.GOV.
- 4) 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.
- 5) ZONING REPORT WAS NOT PROVIDED.

REFERENCES:

THIS SURVEY WAS PREPARED IN CONJUNCTION WITH, BUT NOT SOLELY RELYING ON, THE TITLE COMMITMENT LISTED BELOW.

TITLE COMMITMENT: G.F. # TX-005421-ANC
CHICAGO TITLE INSURANCE COMPANY
EFFECTIVE DATE: JUNE 30, 2021
DATE ISSUED: JULY 23, 2021

10a. INTENTIONALLY OMITTED.

b. EASEMENT GRANTED TO THE LOWER COLORADO RIVER AUTHORITY RECORDED IN VOLUME 315, PAGE 378, DEED RECORDS, GUADALUPE COUNTY, TEXAS.

c. INTENTIONALLY OMITTED.

d. INTENTIONALLY OMITTED.

e. RIGHTS OF PARTIES IN POSSESSION, ITEM WILL BE REMOVED UPON RECEIPT OF AFFIDAVIT ACCEPTABLE TO THE COMPANY.

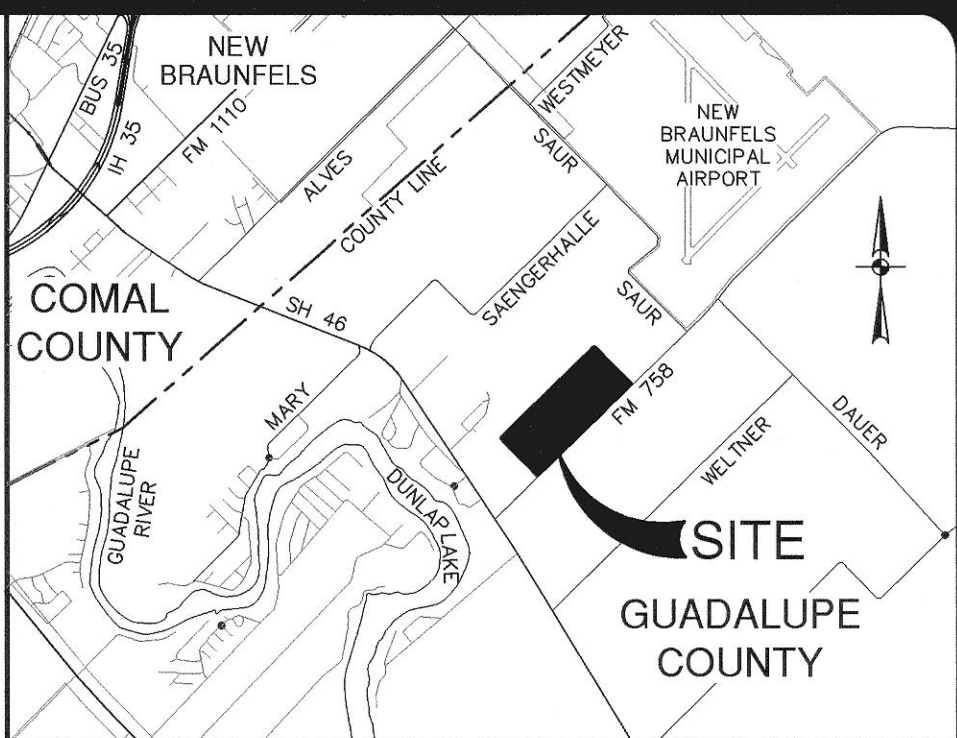
f. ALL, LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT, THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

LINE LEGEND

— x — x — x —	BARBED WIRE FENCE
— // — // — // —	WOOD FENCE
— o — o — o —	ORNAMENTAL FENCE
— OHU — OHU — OHU —	OVERHEAD UTILITY

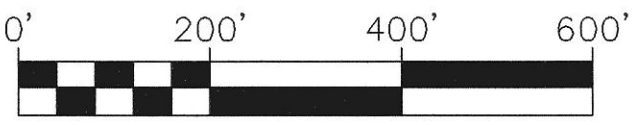
LEGEND

DR	DEED RECORDS OF GUADALUPE COUNTY, TEXAS
MPR	MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
OR	OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS
FD	FOUND
I.P.	IRON PIPE
I.R.	IRON ROD
R.O.W.	RIGHT-OF-WAY
—	SET 1/2" I.R. WITH PAPE-DAWSON CAP
—	FOUND MONUMENT AS NOTED
—	GATE
→ GUY	GUY ANCHOR
—	3-FOOT WIDE ELECTRIC TRANSMISSION TOWER
☆	LAMP POST
● UP	UTILITY POLE
● UPT	UTILITY POLE W/TRANSFORMER
—	WATER VALVE
(A)	SINGLE STORY WOOD HOUSE
(B)	WOOD & CORRUGATED METAL STRUCTURE WITH DIRT FLOOR
(C)	WINDMILL AND PUMP HOUSE WITH CONCRETE FLOOR



LOCATION MAP

NOT-TO-SCALE



METES AND BOUNDS DESCRIPTION FOR

A 105.316 ACRE, OR 4,587,561 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF THAT 107 ACRE TRACT DESCRIBED IN A DEED TO RAYMOND PORTER AND VIOLA PORTER, RECORDED IN VOLUME 194, PAGE 384 OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS, BEING ALL OF "TRACT III", DESCRIBED AS 107 ACRES OF LAND, LESS SAVE AND EXCEPTING ALL THAT CERTAIN PIECE AND PARCEL OF LAND CONVEYED TO GUADALUPE COUNTY FOR ROADWAY WIDENING PURPOSES, RECORDED IN VOLUME 1561, PAGE 504, VOLUME 1561, PAGE 508, VOLUME 1561, PAGE 513, AND DOCUMENT NO. 202199012927, ALL OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, WITH INTERESTS CONVEYED TO JOHN WESLEY BARTRAM, A SINGLE MAN, IN VOLUME 1561, PAGE 504 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS; CAROLE BARTRAM, TRUSTEE, IN VOLUME 1561, PAGE 508 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS; CAROLE BARTRAM, INDIVIDUALLY, IN VOLUME 1561, PAGE 513 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS; AND LEZLEE AMBER BARTRAM JURICA IN DOCUMENT NO. 202199012927 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS; SITUATED IN THE ANTONIO M. ESNAURIZAR 11 LEAGUE GRANT, ABSTRACT 20, GUADALUPE COUNTY, TEXAS. SAID 105.316 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 (NA2011) EPOCH 2010.00:

BEGINNING: AT A FOUND CONCRETE RIGHT-OF-WAY MONUMENT ON THE NORTHWEST RIGHT-OF-WAY LINE OF F.M. 758, A 70-FOOT WIDE RIGHT-OF-WAY, WIDENED IN DEEDS RECORDED IN VOLUME 234, PAGE 337 OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS, VOLUME 234, PAGE 347 OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS, AND VOLUME 234, PAGE 313 OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS, AT THE EAST CORNER OF A 32.77 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN VOLUME 670, PAGE 801 OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS, FOR THE SOUTH CORNER OF HEREIN DESCRIBED 105.316 ACRES;

THENCE: N 44°30'49" W, DEPARTING THE NORTHWEST RIGHT-OF-WAY LINE OF SAID F.M. 758, ALONG THE COMMON LINE BETWEEN SAID 32.77 ACRE TRACT AND SAID 107 ACRE TRACT, A DISTANCE OF 1,345.04 FEET TO A SET 1/2 INCH IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" ON THE SOUTHEAST LINE OF LOT 2, DISCOUNT STORAGE SUBDIVISION RECORDED IN VOLUME 8, PAGE 421 OF THE MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS, AT THE NORTH CORNER OF SAID 32.77 ACRE TRACT, THE WEST CORNER OF SAID 107 ACRE TRACT AND HEREIN DESCRIBED 105.316 ACRES, FROM WHICH A FOUND 1-FOOT SQUARE WOOD FENCE POST (HELD FOR LINE) BEARS S 44°30'49" E, A DISTANCE OF 5.56 FEET;

THENCE: N 45°30'52" E, ALONG THE NORTHWEST LINE OF SAID 107 ACRE TRACT, THE SOUTHEAST LINE OF SAID DISCOUNT STORAGE SUBDIVISION, A 40.02 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN VOLUME 2065, PAGE 555 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, AND A 26.062 ACRE TRACT OF LAND DESCRIBED IN VOLUME 625, PAGE 583 OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS, PASSING THE EAST CORNER OF SAID LOT 2, THE SOUTH CORNER OF LOT 3 OF SAID DISCOUNT STORAGE SUBDIVISION, AT A DISTANCE OF 79.30 FEET, FROM WHICH A FOUND 1/2 INCH IRON ROD BEARS S44°42'34" E, A DISTANCE OF 1.63 FEET, PASSING THE EAST CORNER OF SAID LOT 3, THE SOUTH CORNER OF SAID 40.02 ACRE TRACT AT AN ADDITIONAL DISTANCE OF 1,096.42 FEET, FROM WHICH A FOUND 1/2 INCH PVC PIPE AT A WOOD FENCE CORNER BEARS N 42°45'12" W, A DISTANCE OF 2.81 FEET, PASSING THE EAST CORNER OF SAID 40.02 ACRE TRACT, THE SOUTH CORNER OF SAID 26.062 ACRE TRACT AT AN ADDITIONAL DISTANCE OF 1,911.99 FEET, FROM WHICH A FOUND 3 INCH IRON PIPE BEARS N 44°29'09" W, A DISTANCE OF 0.47 FEET, CONTINUING FOR AN ADDITIONAL 310.97 FEET, FOR A TOTAL DISTANCE OF 3,398.68 FEET TO A FOUND 3 INCH IRON PIPE AT THE WEST CORNER OF A 12.5 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN VOLUME 701, PAGE 793 OF THE OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS, THE NORTH CORNER OF SAID 107 ACRE TRACT AND HEREIN DESCRIBED 105.316 ACRES;

THENCE: S44°32'19" E, ALONG THE COMMON LINE BETWEEN SAID 12.5 ACRE TRACT AND SAID 107 ACRE TRACT, A DISTANCE OF 1,349.59 FEET TO A FOUND 1 INCH IRON PIPE ON THE NORTHWEST RIGHT-OF-WAY LINE OF SAID F.M. 758, AT THE SOUTH CORNER OF SAID 12.5 ACRE TRACT, THE EAST CORNER OF HEREIN DESCRIBED 105.316 ACRES;

THENCE: ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID F.M. 758, OVER AND ACROSS SAID 107 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

S45°27'27" W, A DISTANCE OF 2,036.79 FEET TO A SET 1/2 INCH IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON", AND

S45°47'27" W, A DISTANCE OF 1,362.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 105.316 ACRES IN GUADALUPE COUNTY, TEXAS.

TO: PULTE HOMES OF TEXAS, LP, A TEXAS LIMITED PARTNERSHIP; CAROLE BARTRAM, JOHN WESLEY BARTRAM, AND LEZLEE AMBER BARTRAM JURICA; AND CHICAGO TITLE INSURANCE COMPANY

I CERTIFY THAT THE ABOVE MAP OR PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

THE FIELD WORK WAS COMPLETED ON JUNE 9, 2021.

DATE OF MAP OR PLAT:

Angela Marie Weller 06/10/2021

ANGELA M. WELLER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5981
ANGELAWELLER @ PAPE-DAWSON.COM



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1026860

LAND TITLE SURVEY

A 105.316 ACRE, OR 4,587,561 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF THAT 107 ACRE TRACT DESCRIBED IN A DEED TO RAYMOND PORTER AND VIOLA PORTER, RECORDED IN VOLUME 194, PAGE 384 OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS, BEING ALL OF "TRACT III", DESCRIBED AS 107 ACRES OF LAND, LESS SAVE AND EXCEPTING ALL THAT CERTAIN PIECE AND PARCEL OF LAND CONVEYED TO GUADALUPE COUNTY FOR ROADWAY WIDENING PURPOSES, RECORDED IN VOLUME 1561, PAGE 504, VOLUME 1561, PAGE 508, VOLUME 1561, PAGE 513, AND DOCUMENT NO. 202199012927, ALL OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, SITUATED IN THE ANTONIO M. ESNAURIZAR 11 LEAGUE GRANT, ABSTRACT 20, GUADALUPE COUNTY, TEXAS.

JOB NO. 12435-00

DATE JUNE 2021

CHECKED AMW DRAWN SLS

CIVIL JOB NO.

REFERENCE:

SHEET 1 OF 1

PROJECT NAME: BARTRAM TRACT