

NOTES:

- 1) 1/2" 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 North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00, from the Texas Coordinate System established for the South Central Zone.
- 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 metes and bounds 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 48029C0530F, dated September 29, 2010 for Bexar 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."
- ZONE A**, defined as: "Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood; No Base Flood Elevations determined."
- 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.
- 6) Mineral rights/interests, royalties, and leases were not researched by Pape-Dawson Engineers.

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

COMMITMENT NO. TX 005466-ANC
CHICAGO TITLE INSURANCE COMPANY
EFFECTIVE DATE: AUGUST 26, 2021 AT 12:00 AM
DATE ISSUED: SEPTEMBER 10, 2021 AT 12:00 AM

OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

- a. RIGHT OF WAY FOR ROADWAY EASEMENT AS RESERVED IN WARRANTY DEED RECORDED IN VOLUME 2417, PAGE 25 AND IN VOLUME 5822, PAGE 267, DEED RECORDS OF BEXAR COUNTY, TEXAS, AND AS SHOWN ON SURVEY PREPARED BY TOM H. MILO, RPLS NO. 6819 DATED AUGUST 24, 2021.
- affects THE 17.875 ACRE TRACT AS SHOWN.
- b. ACCESS EASEMENT CONTAINED IN PARTITION DEED RECORDED IN VOLUME 4785, PAGES 163, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND AS SHOWN ON SURVEY PREPARED BY TOM H. MILO, RPLS NO. 6819 DATED AUGUST 24, 2021.
- affects THE 31.366 ACRE TRACT AS SHOWN.
- c. EDWARDS AQUIFER AUTHORITY WATER RIGHTS AND PERMIT TO WITHDRAW GROUNDWATER RECORDED IN INSTRUMENT NUMBERS 2010045057, 20040010663, 20050029253, 20070158653, 20070202941, 20080229844, 20080230022, 20080230023, 20170102455 AND 20170136009, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, (APPLIES-BLANKET).
- d. SPECIAL WARRANTY WATER DEED, BILL OF SALE AND ASSIGNMENT OF PERMIT RIGHTS RECORDED IN VOLUME 11595, PAGE 864, SAME BEING INSTRUMENT NO. 20050192804, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, APPLIES - BLANKET.
- e. WARRANTY WATER DEED, BILL OF SALE AND ASSIGNMENT OF PERMIT RIGHTS IN INSTRUMENT NO. 20070299414, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, APPLIES - BLANKET.
- f. INTENTIONALLY OMITTED.
- g. INTENTIONAL LINE RIGHT-OF-WAY AGREEMENT GRANTED TO THE CITY PUBLIC SERVICE BOARD OF SAN ANTONIO RECORDED IN INSTRUMENT NO. 20180181662, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND AS SHOWN ON SURVEY PREPARED BY TOM H. MILO, RPLS NO. 6819 DATED AUGUST 24, 2021 (31.366 ACRE TRACT) AND AUGUST 25, 2021 (17.875 ACRE TRACT).
- affects THE 31.366 AND 17.875 ACRE TRACTS AS SHOWN.
- h. TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN IRREVOCABLE DESIGNATION OF HISTORICALLY IRRIGATED LANDS PERTAINING TO EDWARDS AQUIFER GROUNDWATER RIGHTS RECORDED IN VOLUME 18537, PAGE 2456, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, (APPLIES-BLANKET).
- i. TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN REGULAR PERMIT TO WITHDRAW GROUNDWATER FROM THE EDWARDS AQUIFER NO. P180-171 (BE000964) RECORDED IN VOLUME 13, PAGE 892 (DOCUMENT NO. 20170136009), OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.
- j. TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN UTILITY SERVICE AGREEMENT RECORDED IN DOCUMENT NO. 20180070013, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, APPLIES - BLANKET.
- k. TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN REGULAR PERMIT TO WITHDRAW GROUNDWATER FROM THE EDWARDS AQUIFER NO. P180-770 (BE000964) RECORDED IN DOCUMENT NO. 20180114012, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, APPLIES - BLANKET.
- l. RIGHTS OF PARTIES IN POSSESSION.
- m. THE PROPERTY DESCRIBED IN SCHEDULE A IS WITHIN THE EDWARDS RECHARGE ZONE, AND/OR EDWARDS AQUIFER CONTRIBUTION ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR LATEST REVISION THEREOF. APPLIES - BLANKET.

BIG STATE NURSERY
299.1 ACRES
(DOCUMENT NO.
20190080686 O.P.R.)

REMAINDER OF 116.42 ACRES
PEOPLES VERDES RANCH
HOLDING CO LTD
(DOC. NO. 20050107781 O.P.R.)

14.129 ACRES
(615.476 SQ. FT. MORE OR LESS)

19.793 ACRES
PULTE HOMES OF TEXAS LP &
HDC WESTLAKES, LLC
(DOC. NO. 20180044320 O.P.R.)

REMAINDER OF 206.87 ACRES
PEOPLES VERDES RANCH
HOLDING CO. LTD.
(DOC. NO. 20050200919 O.P.R.)
CORRECTION DEED
(DOC. NO. 20060148815 O.P.R.)

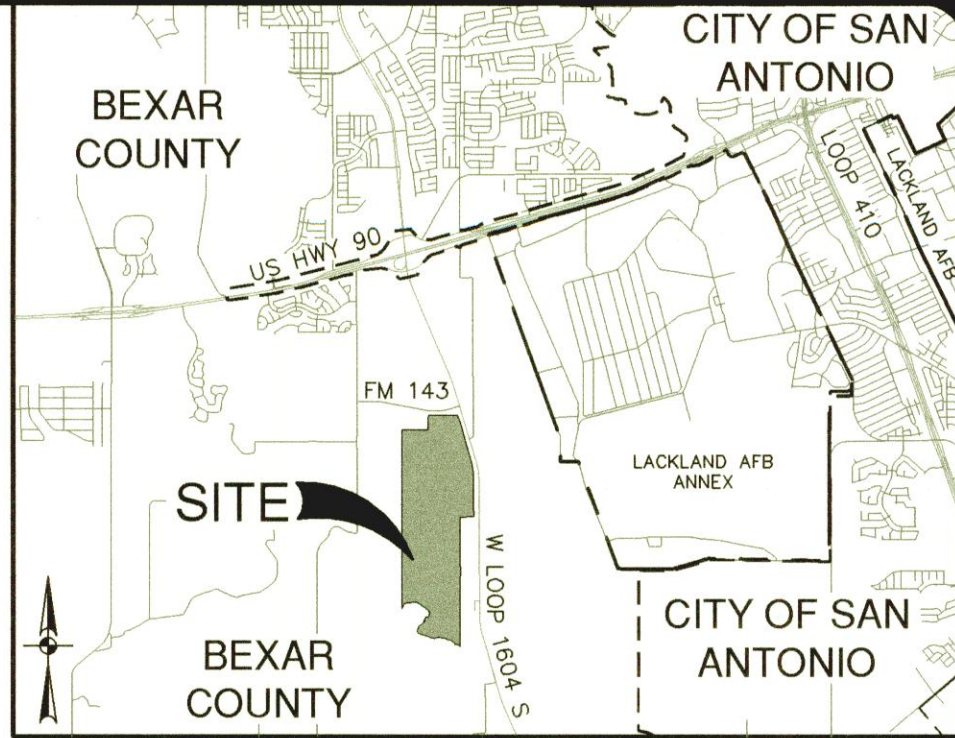
WILLIAM T. NEIL
SURVEY 62
ABSTRACT 544
COUNTY BLOCK 5197

LINE LEGEND

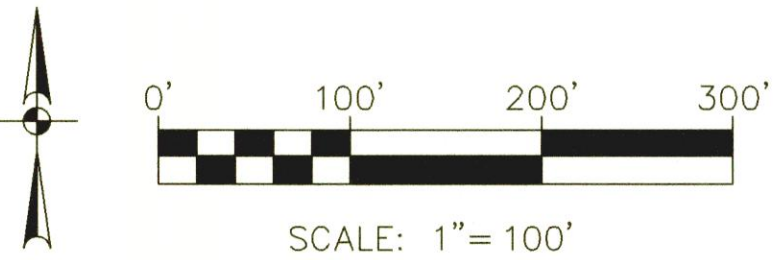
— x — x — x — x — BARBED WIRE FENCE
— o — o — o — o — POST & RAIL/HOG WIRE FENCE

SYMBOL LEGEND

— GATE
— SET 1/2" I.R.(PD)
— FOUND



LOCATION MAP
NOT-TO-SCALE



METES AND BOUNDS DESCRIPTION
FOR

A 14.129 ACRE, OR 615.476 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF THAT 116.42 ACRE TRACT DESCRIBED IN DEED TO PEOPLES VERDES RANCH HOLDING CO. LTD. RECORDED IN DOCUMENT NUMBER 20050107781, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALSO OUT OF THAT 206.87 ACRE TRACT DESCRIBED IN DEED TO PEOPLES VERDES RANCH HOLDING CO. LTD., RECORDED IN DOCUMENT NUMBER 20050200919 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND CORRECTED IN CORRECTION DEED RECORDED IN DOCUMENT NUMBER 20060148815 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE WILLIAM T. NEIL SURVEY 62, ABSTRACT 544, COUNTY BLOCK 5197, BEXAR COUNTY, TEXAS, SAID 14.129 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 (NA2011) EPOCH 2010.00:

COMMENCING: AT A FOUND 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON", BEING THE SOUTHWEST CORNER OF THAT 61.581 ACRE TRACT DESCRIBED IN DEED TO PULTE HOMES OF TEXAS LP & HDC WESTLAKES, LLC, RECORDED IN DOCUMENT NUMBER 20200059145 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND BEING ON THE EAST LINE OF THAT 299.1 ACRE TRACT DESCRIBED IN DEED TO BIG STATE NURSERY, RECORDED IN DOCUMENT NUMBER 20190080686 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS;

THENCE: S 00°11'14" E, DEPARTING THE SOUTH LINE OF SAID 61.581 ACRE TRACT, WITH THE EAST LINE OF SAID 299.1 ACRE TRACT AND THE WEST LINE OF SAID 116.42 ACRE TRACT, A DISTANCE OF 161.00 FEET TO A SET 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" AND BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT.

THENCE: DEPARTING THE EAST LINE OF SAID 299.1 ACRE TRACT, OVER AND ACROSS SAID 116.42 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

N 89°48'46" E, A DISTANCE OF 41.02 FEET TO A FOUND 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON";

SOUTHEASTERLY, ALONG A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 657.00 FEET, A CENTRAL ANGLE OF 41°10'43", A CHORD BEARING AND DISTANCE OF S 69°35'52" E, 462.09 FEET, FOR AN ARC LENGTH OF 472.19 FEET TO A FOUND 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON";

S 49°00'31" E, PASSING THE EAST LINE OF SAID 116.42 ACRE TRACT AND THE WEST LINE OF SAID 206.87 ACRE TRACT AT A DISTANCE OF 422.59 FEET AND CONTINUING OVER AND ACROSS SAID 206.87 ACRE TRACT A TOTAL DISTANCE OF 482.25 FEET TO A FOUND 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON", THE NORTHERNMOST CORNER OF THAT 19.793 ACRE TRACT, SAME POINT BEING THE WESTERNMOST CORNER OF THAT 9.351 ACRE TRACT BOTH DESCRIBED IN DEED TO PULTE HOMES OF TEXAS LP & HDC WESTLAKES, LLC, RECORDED IN DOCUMENT NUMBER 20180044320 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS;

THENCE: WITH THE NORTHERLY LINES OF SAID 19.793 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

S 40°59'29" W, A DISTANCE OF 25.00 FEET TO A FOUND 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON";

S 37°24'54" W, PASSING THE WEST LINE OF SAID 206.87 ACRE TRACT AND THE EAST LINE OF SAID 116.42 ACRE TRACT AT A DISTANCE OF 46.50 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 160.31 FEET TO A FOUND 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON";

S 40°59'29" W, A DISTANCE OF 725.00 FEET TO A FOUND 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON";

N 49°00'31" W, A DISTANCE OF 248.37 FEET TO A SET 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON";

S 89°48'46" W, A DISTANCE OF 57.99 FEET TO A SET 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON", THE NORTHWEST CORNER OF SAID 19.793 ACRE TRACT, SAME POINT BEING ON THE EAST LINE OF SAID 299.1 ACRE TRACT AND THE WEST LINE OF SAID 116.42 ACRE TRACT;

THENCE: N 00°11'15" W, WITH THE EAST LINE OF SAID 299.1 ACRE TRACT AND THE WEST LINE OF SAID 116.42 ACRE TRACT, A DISTANCE OF 1007.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.129 ACRES IN BEXAR COUNTY, TEXAS, SAID TRACT BEING DESCRIBED IN CONJUNCTION WITH A SURVEY MADE ON THE GROUND AND A SURVEY MAP PREPARED UNDER JOB NUMBER 11348-52 BY PAPE-DAWSON ENGINEERS, INC.

TO: PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, PEOPLES VERDES RANCH HOLDING CO., LTD., A TEXAS LIMITED PARTNERSHIP, CHICAGO TITLE INSURANCE COMPANY AND PGP TITLE, INC.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

THE FIELD WORK WAS COMPLETED ON JULY 27, 2021.

DATE OF MAP OR PLAT: AUGUST 4, 2021.

TOM H. MILO
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6819
TMLO © PAPE-DAWSON.COM



TSPS LAND TITLE SURVEY

A 14.129 ACRE, OR 615.476 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF THAT 116.42 ACRE TRACT DESCRIBED IN DEED TO PEOPLES VERDES RANCH HOLDING CO. LTD., RECORDED IN DOCUMENT NUMBER 20050107781, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALSO OUT OF THAT 206.87 ACRE TRACT DESCRIBED IN DEED TO PEOPLES VERDES RANCH HOLDING CO. LTD., RECORDED IN DOCUMENT NUMBER 20050200919 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND CORRECTED IN CORRECTION DEED RECORDED IN DOCUMENT NUMBER 20060148815 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE WILLIAM T. NEIL SURVEY 62, ABSTRACT 544, COUNTY BLOCK 5197, BEXAR COUNTY, TEXAS.

JOB NO. 11348-52

DATE AUGUST 2021

CHECKED THM DRAWN WDM

CIVIL JOB NO. ---

REFERENCE: ---

SHEET 1 OF 1