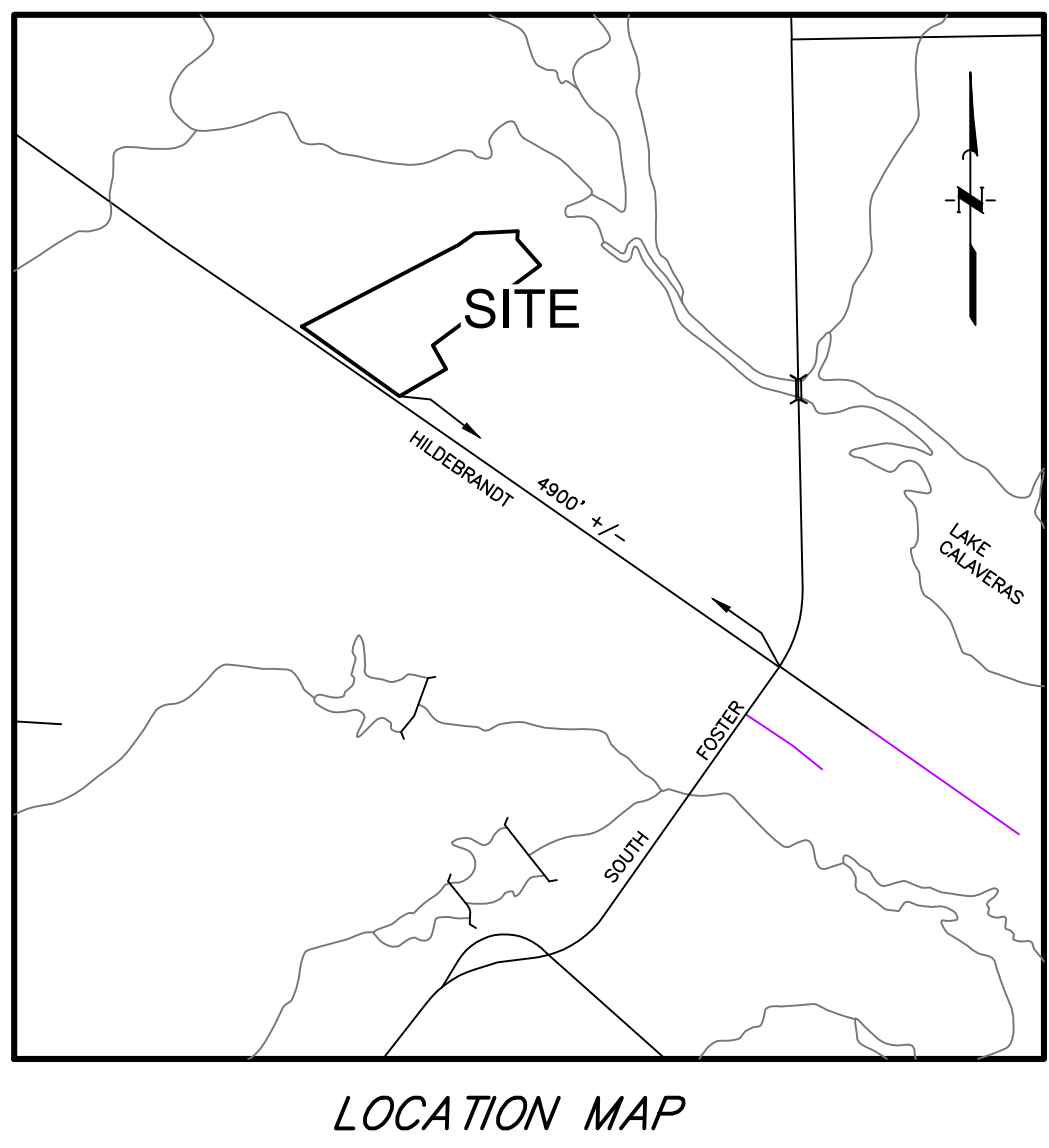


ABBREVIATIONS	
"F" -----	FOUND 1/2" IRON ROD
"F58" -----	FOUND 5/8" IRON ROD
"S" -----	SET 1/2" IRON ROD
(WITH CAP STAMPED "QUIDDITY")	
A/C -----	AIR CONDITIONER UNIT
ASPH -----	ASPHALT PAVEMENT
BCAD -----	BEXAR CENTRAL APPRAISAL DISTRICT
BCDR -----	BEXAR COUNTY DEED RECORDS
BCOPR -----	BEXAR COUNTY OFFICIAL PUBLIC RECORDS
BWF -----	BARBED WIRE FENCE
PFEN -----	PIPE FENCE
CONC -----	CONCRETE
CMP -----	CORRUGATED METAL PIPE
ESMT -----	EASEMENT
FH -----	FIRE HYDRANT
GA -----	GUY WIRE ANCHOR
MB -----	MAIL BOX
OHP -----	OVERHEAD POWER
PP -----	POWER POLE
RCR -----	REINFORCED CONCRETE PIPE
ROW -----	RIGHT-OF-WAY
RR -----	RIP-RAP
SF -----	SQUARE FEET
SN -----	SIGN
WL -----	WATER LINE
WM -----	WATER METER



LINE	BEARING	DISTANCE
L1	N 2°18'00" E	40.00'
L2	S 6°42'20" E	10.24'
L3	N 2°48'00" E	206.95'
L4	N 26°08'14" E	196.53'
L5	N 21°08'08" E	107.69'
L6	N 21°33'57" E	173.99'
L7	N 21°48'50" E	165.45'
L8	N 21°33'19" E	107.04'
L9	N 29°33'17" E	81.06'
L10	N 26°33'50" E	105.44'
L11	N 21°54'08" E	164.70'

METES AND BOUNDS DESCRIPTION OF A 41.971 ACRE TRACT OF LAND

A Metes and Bounds description of a 41.971 acre tract of land situated in the Jose Maria Flores Perez Survey, Abstract 583, County Block 5149, Bexar County, Texas, being all of that certain tract called 41.983 acres in instrument to Gilbert E. Keller, et ux recorded in Volume 6734, Page 990 of the Bexar County Official Public Records (BCOPR); being a portion of that certain tract called 191.7804 acres in instrument to William Reilly, Jr. recorded in Volume 6381, Page 388 of the Bexar County Deed Records (BCDR); and being more particularly described as follows:

**Note:**The bearings, distances, areas and coordinates shown herein are Texas Coordinate System grid, South Central Zone (NAD83), as determined by Global Positioning System (GPS). All distances units cited herein are U.S. Survey Feet and are horizontal "on the grid" distances. For converting grid distances to surface, use the grid to surface scale factor of 1.00017.

BEGINNING at a 1/2-inch iron rod found in the northeasterly right-of-way line of Hildebrandt Road (70 feet wide as fenced) marking the southern-most corner of that certain tract called 20.000 acres in instrument to Mark E. Wengler recorded in Volume 8400, Page 1223, BCOPR and marking the western-most corner of the herein described tract; said beginning point having Texas Grid Coordinates: North 13,667,800.24 feet, East 2,170,134.73 feet;

THENCE, along the southeasterly boundary of said called 20.000 acre tract, generally with an existing barbed wire fence, the following two(2) courses and distances:

1. North 62°30'40" East, 1834.75 feet to a 1/2-inch iron rod found marking an angle point;
2. North 54°27'06" East, 212.25 feet to a 1/2-inch iron rod (with cap stamped "QUIDDITY") set replacing a disturbed 1/2-inch iron rod found for corner;

THENCE, North 66°46'39" East, 449.28 feet along the southerly boundary of a called 0.695 acre triangular remainder parcel of the aforesaid 191.7804 acre parent tract (as referenced in said instrument recorded in Volume 6400, Page 1223, BCOPR); generally with an existing barbed wire fence, to a 1/2-inch iron rod found for corner in the westerly boundary of the "City Of San Antonio Calaveras Creek Tract", being Bexar County Appraisal District parcel 338866 (deed not found);

THENCE, along the westerly boundary of said "City Of San Antonio Calaveras Creek Tract", generally with an existing barbed wire fence, the following two(2) courses and distances:

1. South 02°33'16" West, 87.73 feet to a 5/8-inch iron rod found at an angle point;
2. South 41°20'33" East, 360.49 feet to a 1/2-inch iron rod (with cap stamped "QUIDDITY") set replacing a disturbed 1/2-inch iron rod found at the northern-most corner of that certain tract called 43.55 acres in instrument to Robert A. Pienick, et ux recorded in Volume 6935, Page 1998, BCOPR; said corner having Texas Grid Coordinates: North 13,668,437.49 feet, East 2,172,617.81 feet;
3. South 59°56'48" West, 564.72 feet to a 1/2-inch iron rod found for corner in the aforementioned northeasterly right-of-way line of Hildebrandt Road;

THENCE, along the northwesterly boundary of said called 43.55 acre tract, generally with an existing barbed wire fence, the following three(3) courses and distances:

1. South 53°21'18" West, 1395.00 feet to a 1/2-inch iron rod found for corner;
2. South 29°46'41" East, 283.96 feet to a 1/2-inch iron rod found for corner;
3. South 59°56'48" West, 564.72 feet to a 1/2-inch iron rod found for corner in the aforementioned northeasterly right-of-way line of Hildebrandt Road;

THENCE, North 54°30'05" West, 1247.96 feet along said northeasterly right-of-way line of Hildebrandt Road to the POINT OF BEGINNING, containing 41.971 acre of land in Bexar County, Texas as shown on drawing no. 17886 filed under Job No. 17890-0001-00 in the office of Quiddity Engineering, San Antonio, Texas.

GENERAL NOTES

1. This survey was performed utilizing that certain title report prepared by Hollerbach and Associates (order no. HA314062, certified September 9, 2022, Second Issue) pursuant to Section 663.16(b) of the Professional Land Surveying Practices Act (revised August, 2013) and reflects only those easements and encumbrances of record mentioned therein. Quiddity performed no additional research of the public records. The surveyed tract may be subject to additional government regulations and restrictions prior to further site development.
2. The graphic location of the subject tract superimposed upon the Federal Emergency Management Agency (FEMA) flood insurance rate map, community panel No. 48029C0605F, effective date September 20, 2010, indicates that a portion of the subject tract is located within Zone "A" which is defined by FEMA as "Special Flood Hazard Area without Base Flood Elevation". The remainder of the property is within Zone "X" (un-shaded) defined by FEMA as "areas of minimal flood hazard". Zone delineations shown hereon are approximate. This statement does not imply that any portion of the subject tract is totally free of potential flood hazard. Localized flooding can occur due to natural and/or man-made influences. This flood statement shall create no liability on the part of Quiddity or the undersigned.
3. Quiddity recommends the Metes & Bounds description shown hereon be attached to any legal instrument referencing the subject real property.
4. This property is currently un-platted and is subject to the Texas Local Government Code; Chapter 232 - County Regulation of Subdivisions. A subdivision plat may be required for site development.
5. This survey does not provide any determination concerning wetlands, fault lines, toxic wastes (or any other environmental issue), archeological sites or obscured or poorly marked gravesites. An expert consultant should address such matters.
6. This survey does not constitute an "Environmental Assessment" of the subject property. An expert consultant should address such matters. This statement shall create no liability on the part of Quiddity or the undersigned.
7. All square footage quantities shown on this survey are based upon the mathematical closure of the boundary courses and distances. Said quantities do not indicate the positional accuracy of the boundary monumentation.
8. The bearings, distances, areas and coordinates shown hereon are Texas Coordinate System GRID, South Central Zone (NAD83), as determined by Global Positioning System (GPS) with NGS OPUS post processing. The unit of linear measurement is U.S. Survey Feet. To convert grid distances to surface, multiply by the combined grid to surface scale factor of 1.00017. Please review the record instruments cited hereon to compare the survey bearings and distances with the record calls.
9. Quiddity has made no attempt to obtain or show data concerning the existence, size, depth, condition, capacity, or location of any utility or underground facility. For information regarding said utilities or facilities, please contact the appropriate agencies.
10. Fence meander dimensions: "1.2" in" means the fence is located 1.2 feet within the subject tract boundary. "1.2" out" means the fence is located 1.2 feet outside the subject tract boundary. Fence meanders "in" or "out" do not necessarily indicate encroachments. All fences tend to meander. Minor deviations from boundary lines are not shown.
11. This survey does not reflect lease interests.
12. All building square footage amounts shown hereon are based on exterior "foot print" dimensions.
13. The word "certify" is understood to be an expression of professional judgment by the surveyor, which is based on his best knowledge, information and belief. As such, it constitutes neither a guarantee nor a warranty, expressed or implied.
14. This survey does not show existing trees or landscaping.
15. There may be water wells situated on adjoining properties with sanitary control easements which encumber the subject tract. Quiddity did not perform a full inspection of adjoining properties.
16. The subject tract is encumbered by undefined and un-located "over and across" blanket oil and gas right-of-way easements granted to Magnolia Gas Company per instruments recorded in Volume 1109, Page 635, Volume 1109, Page 636, and Volume 1109, Page 638 of the Bexar County Deed Records. The Enterprise pipeline located northeast of the pond is likely covered by one of said easement documents.

SUBJECT TO THE GENERAL NOTES SHOWN HEREON:

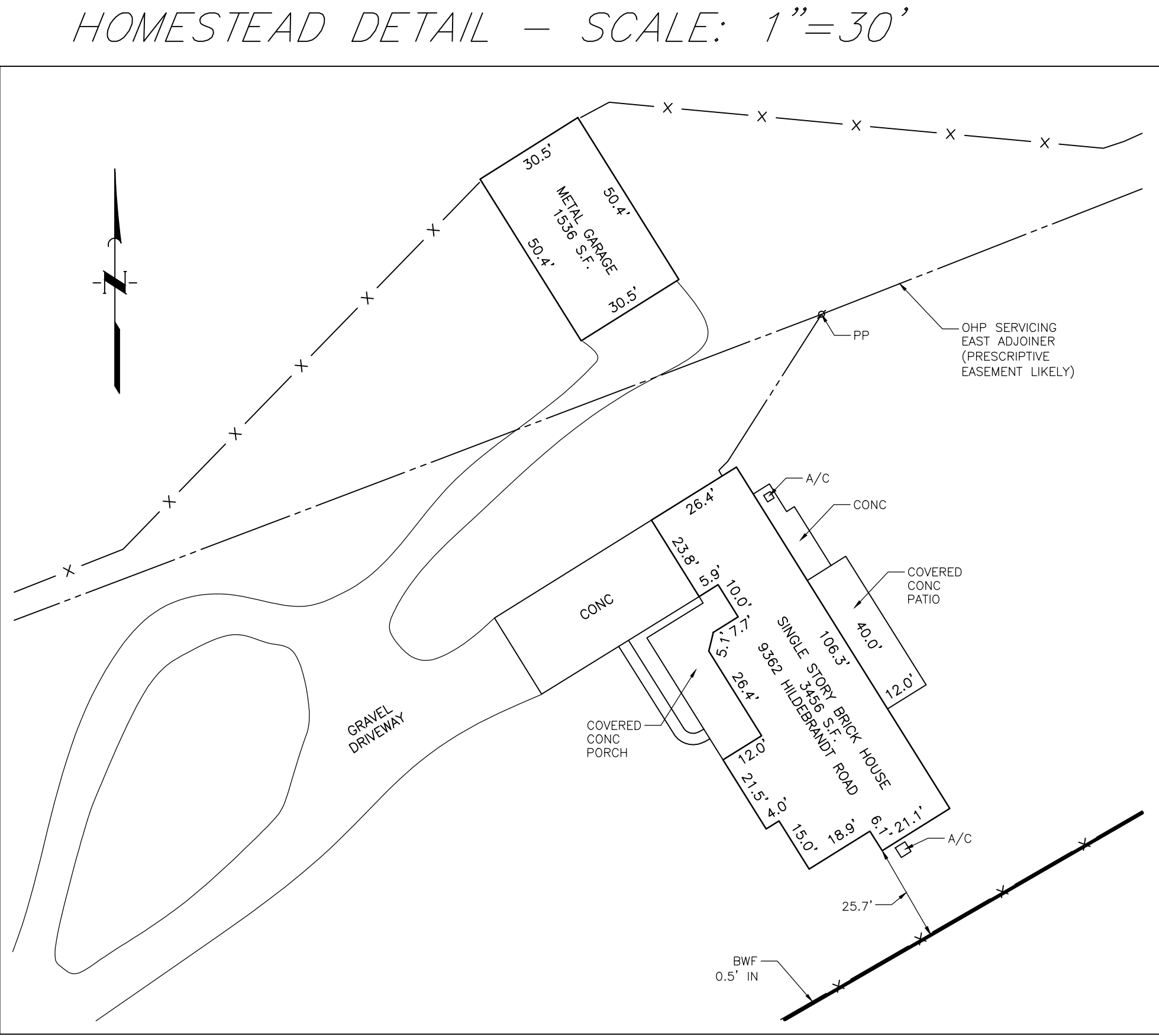
We, Quiddity Engineering, LLC, acting by and through Michael A. Romans, R.P.L.S., hereby certify to:

• Wesley Keller  
... that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2021, and includes items 1, 2, 3, 4, 7a, 7b(1), and 8 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, the undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Survey Date: September 12, 2022  
Revised: September 22, 2022  
Revised: September 23, 2022

Quiddity Engineering, LLC

Michael A. Romans  
Registered Professional Land Surveyor No. 4657  
Signature Date: September 22, 2022



Revised: September 23, 2022	Add general note 16	MAR
Revised: September 22, 2022	Wes Keller comments addressed	MAR

**Hollerbach&Associates, Inc.**  
Title Research, Abstracting & Settlement Services  
[www.hollerbach.com](http://www.hollerbach.com)

Corporate Office  
6700 N. New Braunfels Ave., San Antonio, Texas 78209  
Telephone 210-226-2556 Facsimile 210-224-7663

**Title Search Report**

Attached to Order # HA314062

(SURVEYOR COMMENTS IN BLUE)

SUBJECT TO:

CATHODIC FACILITIES EASEMENT AGREEMENT 20190216545 (SHOWN ON SURVEY)  
PIPELINE RIGHT OF WAY AGREEMENT 6459/973 (SHOWN ON SURVEY)  
PIPELINE RIGHT OF WAY AGREEMENT 4761/207 (SHOWN ON SURVEY)  
PIPELINE RIGHT OF WAY AGREEMENT 4761/209 (SHOWN ON SURVEY)

ALTA/NSPS LAND TITLE SURVEY  
OF  
9362 HILDEBRANDT ROAD  
BEING  
41.971 ACRES  
OUT OF THE  
Jose Maria Flores Perez Survey  
Abstract 583, County Block 5149  
BCAD PARCEL 336976  
BEXAR COUNTY, TEXAS



TBPELS Registration Nos. F-23290 & 10046100  
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511  
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