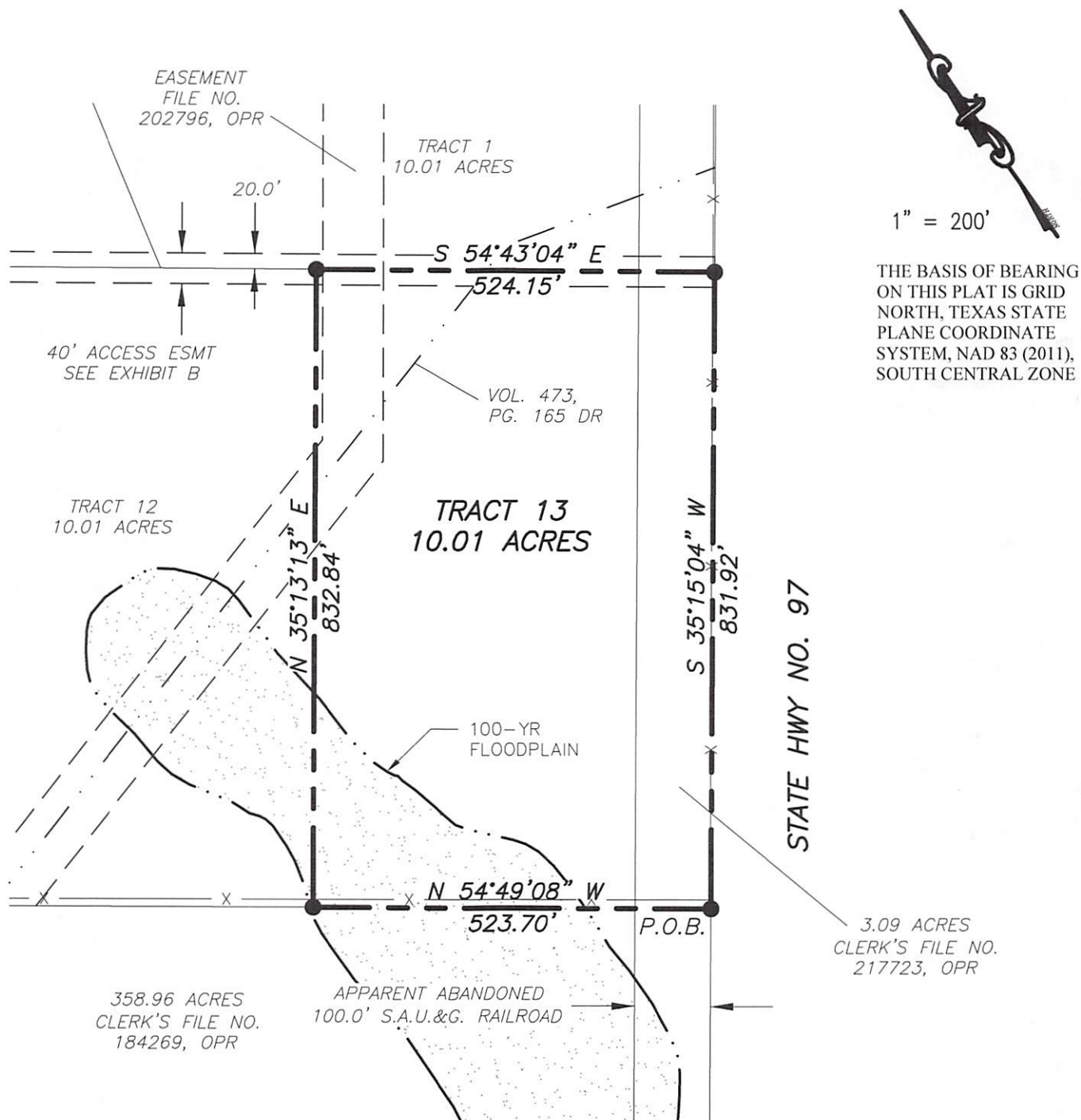


PLAT OF SURVEY

OF

10.01 ACRES, CALLED TRACT 13, BEING OUT OF A 131.93 ACRE TRACT OF LAND, LYING IN THE ANSON G. NEAL SURVEY NO. 266, ABSTRACT NO. 643, ATASCOSA COUNTY, TEXAS



LEGEND

● Set 5/8 inch steel rod monument
with cap stamped Rakowitz
Engineering & Surveying

○ Found steel rod monument

--- Boundary line

--- Adjoiner

--- X --- Barbed wire fence

Prepared for:
Michael J. Schwarze

REFERENCES:

DEED: Clerk's File No. 217726, OPR

THIS SURVEY WAS DONE WITHOUT THE
BENEFIT OF A TITLE COMMITMENT,
VISIBLE ENCROACHMENTS ARE SHOWN

I, Richard Pollok, being a Registered
Professional Land Surveyor, registered in
the State of Texas, do hereby certify that
this plat was prepared from an actual
survey done by me or under my direct
supervision, and that to the best of my
knowledge and belief it is a true and
correct representation of said survey.



Rakowitz
ENGINEERING & SURVEYING

TBPELS No. F-9155 & No. 101812-00
515 W OAKLAWN, SUITE A, PLEASANTON, TX 78064
830.281.4060 www.rak-eng.com

Date of survey: January 13, 2022

Job No. 21-2516

State of Texas
County of Atascosa

Field notes for a tract of land containing 10.01 acres, called Tract 13, lying in the Anson G. Neal Survey No. 266, Abstract No. 643, Atascosa County, Texas, as shown on the accompanying Plat of Survey prepared for Michael J. Schwarze, dated January 13, 2022.

Field notes for a tract of land 10.01 acres, called Tract 13, being out of a 131.93 acre tract of land, described in an instrument, recorded in Clerk's File No. 217726, Official Public Records, Atascosa County, Texas, and a 3.09 acre tract of land, described in an instrument, recorded in Clerk's File No. 217723, Official Public Records, Atascosa County, Texas, said tract of land being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying, found previously set on the Northwest right-of-way line of State Highway No. 97, being the South corner of said 3.09 acre tract of land, and the East corner of an apparent abandoned 100 foot S.A.U. & G. Railroad, said point of beginning being the South corner of this tract of land;

Thence North 54° 49' 08" West, 523.70 feet, along the Southwest line of said 3.09 acre tract of land, being the Northeast line of said 358.96 acre tract of land, and continuing along the Southwest line of said 131.93 acre tract of land, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set for the South corner of a 10.01 acre tract of land, called Tract 12, surveyed this same day, said point being the West corner of this tract of land;

Thence across the said 131.93 acre tract of land the following bearings and distances;


North 35° 13' 13" East, 832.84 feet, along the Southeast line of said Tract 12, and continuing across a 40 foot access easement, as shown on Exhibit B, surveyed this same day, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set for the East corner of said Tract 12, lying on the Southwest line of a 10.01 acre tract of land, called Tract 1, surveyed this same day, and being the centerline of said 40 foot access easement, said point being the North corner of this tract of land;

South 54° 43' 04" East, 524.15 feet, along the centerline of said 40 foot access easement, being the Southwest line of said Tract 1, and continuing across said 3.09 acre tract of land, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set on the Northwest right-of-way line of State Highway No. 97, being the Southeast line of said 3.09 acre tract of land, for the South corner of said Tract 1, said point being the East corner of this tract of land;

South 35° 15' 04" West, 831.92 feet, along the Northwest right-of-way line of State Highway No. 97, being the Southeast line of said 3.09 acre tract of land, to the point of beginning;

The basis of bearing for this survey is Grid North, Texas State Plane Coordinate System, NAD 83 (2011), South Central Zone.

I, Richard Pollok, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that the foregoing field notes for a tract of land containing 10.01 acres, called Tract 13, as shown on the accompanying Plat of Survey prepared for Michael J. Schwarze, dated January 13, 2022, were prepared from an actual survey done under my supervision and that to the best of my knowledge and belief they are a true and correct representation of said survey.


Richard Pollok R.P.L.S. 5825
Rakowitz Engineering and Surveying
515 W. Oaklawn Ste A
Pleasanton, Texas 78064
830-281-4060
Firm No. 10181200

