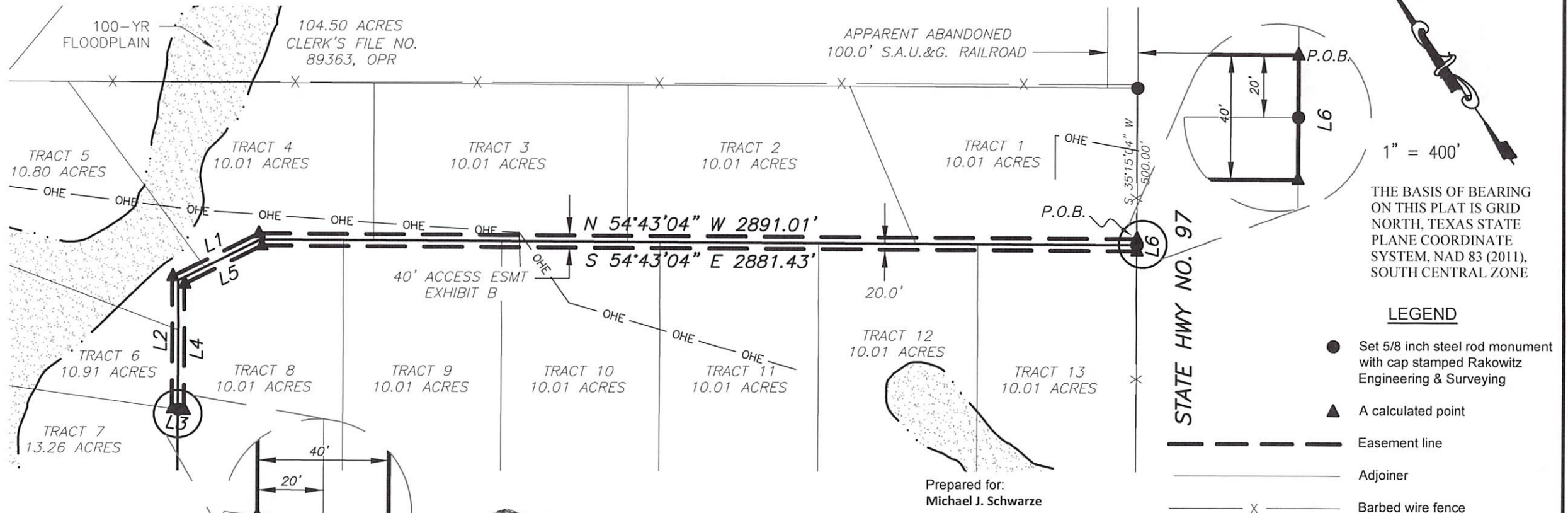


PLAT OF SURVEY

OF
A 40 FOOT ACCESS EASEMENT, CALLED EXHIBIT "B", 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



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.



REFERENCES:

DEED: Clerk's File No. 217726, OPR

LINE	BEARING	DISTANCE
L1	N 81°42'24" W	319.88'
L2	S 35°13'04" W	436.99'
L3	S 47°04'09" E	40.37'
L4	N 35°13'04" E	417.86'
L5	S 81°42'24" E	285.73'
L6	N 35°15'04" E	40.00'

Rakowitz
ENGINEERING & SURVEYING
TBPELS No. F-9155 & No. 101812-00
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Date of survey: January 13, 2022

Job No. 21-2516

State of Texas
County of Atascosa

Field notes for a 40 foot access easement, called Exhibit B, 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 40 foot access easement, called Exhibit B, 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 calculated point, lying on the Northwest right of way line of State Highway No. 97, being the Southeast line of said 3.09 acre tract of land, also being the Southeast line of a 10.01 acre tract of land, called Tract 1, surveyed this same day, which bears South 35° 15' 04" West, 500.00 feet, from a found, previously set, 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, lying on the Northwest right of way line of State Highway No. 97, being the East corner of said 3.09 acre tract of land, the South corner of an apparent abandoned 100 foot S.A.U. & G. Railroad, and the East corner of said Tract 1, also being 20 foot from a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set for the South corner of said Tract 1, being the East corner of a 10.01 acre tract of land, called Tract 13, surveyed this same day, and the centerline of said 40 foot access easement, said point of beginning being the upper East corner of this easement;

Thence North 35° 15' 04" East, 40.00 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, the Southeast line of said Tract 1, and the Southeast line of said Tract 13, to a calculated point, said point being the lower East corner of this easement;

Thence across the said 3.09 acre tract of land and said 131.93 acre tract of land, the following bearings and distances;

South 54° 43' 04" East, 2881.43 feet, across said Tract 13, a 10.01 acre tract of land, called Tract 12, surveyed this same day, a 10.01 acre tract of land, called Tract 11, surveyed this same day, a 10.01 acre tract of land, called Tract 10, surveyed this same day, a 10.01 acre tract of land, called Tract 9, surveyed this same day, and a 10.01 acre tract of land, called Tract 8, surveyed this same day, to a calculated point, being a salient corner of said Tract 8, said point being an angle point of this easement;

South 81° 42' 24" East, 285.73 feet, across said Tract 8, to a calculated point; said point being an angle point of this easement;

North 35° 13' 04" East, 417.86 feet, across said Tract 8, to a calculated point, said point being the South corner of this easement;

South 47° 04' 09" East, 40.37 feet, across said Tract 8, and along the Southwest line of a 10.91 acre tract of land, called Tract 6, surveyed this same day, being the Northeast line of a 13.26 acre tract of land, called Tract 7, surveyed this same day, to a calculated point, said point being the West corner of this easement;

South 35° 13' 04" West, 436.99 feet, across said Tract 6, and a 10.80 acre tract of land, called Tract 5, surveyed this same day, to a calculated point, said point being an angle point of this easement;

North 81° 42' 24" West, 319.88 feet, across a 10.01 acre tract of land, called Tract 4, surveyed this same day, to a calculated point, said point being an angle point of this easement;

North 54° 43' 04" West, 2891.01 feet, across said Tract 4, a 10.01 acre tract of land, called Tract 3, surveyed this same day, a 10.01 acre tract of land, called Tract 2, surveyed this same day, and said Tract 1, 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 40 foot access easement, 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
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