



REPLY TO
ATTENTION OF

NGTX-F

TEXAS MILITARY DEPARTMENT
TEXAS ARMY NATIONAL GUARD
POST OFFICE BOX 5218
AUSTIN, TX 78763-5218
(512) 782-5001

File No. Sketch File 61
Bexar County
Field Notes

Date Filed: September 24, 2019
George P. Bush, Commissioner
By: Douglas Howard

Plat filed as State Real Property:
Bexar County Sketch 5

**FIELD NOTES OF A RETRACEMENT SURVEY OF RANDOLPH FIELD
MARTINDALE AUXILIARY FIELD MILITARY RESERVATION,
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS**

SITUATED on the waters of Rosillo Creek, a tributary of the San Antonio River, in the Clemente Texada Survey No. 133 (BEX 1-985), A-743, surveyed 30 March 1850 by J.G. McDonald, and the Julian Diaz Survey No. 133-1/2 (BEX 1-1517), A-190, surveyed 14 November 1873 by L.C. Navarro, about seven miles North 85 degrees East from the courthouse in San Antonio, the county seat of Bexar County, Texas, and being 218.33 acres of land described in a quit claim deed from the United States of America to the State of Texas by Act of Congress approved 30 August 1954 (Public Law 712-83rd Congress, 2nd Session), for 218.56 acres (call), filed on 24 February 1955 and recorded in Volume 3631, Page 149, Deed Records, Bexar County, Texas, for the use and benefit of the Texas Military Department of the Texas National Guard, and comprised of the following tracts originally acquired by the United States of America for the Randolph Field Martindale Auxiliary Field Military Reservation and recorded in the Deed Records, Bexar County, Texas;

- Perpetual Easement from Mary M. Coor, formerly Mary M. Gembler to the United States of America, "Tract No.1. Martindale Auxiliary" for 0.73 acre (call) filed on 16 August 1944 and recorded in Volume 2071, Page 550;
- Perpetual easement for outfall drainage pipeline from Mary M. Coor, formerly Mary M. Gembler to the United States of America, "Tract E-6", Martindale Aux." for 0.25 acre (call) filed on 16 August 1944 and recorded in Volume 2071, Page 552;
- Warranty deed from Virginia Martindale Johnson to the United States of America, "Tract No.2, Martindale Aux." for 45.19 acres (call) filed on 1 February 1944 and recorded in Volume 2021, Page 173;
- Guardian's deed from the estate of Sally Word Martindale and Katherine Martindale, minors, to the United States of America, "Tract No.3, Martindale Aux." Cause No. 28.038 for 127.17 acres (call) filed on 29 January 1944 and recorded in Volume 2027, Page 24;

- Warranty deed from Ethel Martindale Calhoun to the United States of America, "Tract No.4 - Martindale Aux." for 41.71 acres (call) filed on 1 February 1944 and recorded in Volume 2011, Page 565;
- Warranty deed from Alma (a.k.a. Alma Kott Meckel) Harlos et al. to the United States of America, "Tract No. MAF-5" for 1.11 acres (call) filed on 19 July 1944 and recorded in Volume 2069, Page 156;
- Perpetual easement for an outfall drainage ditch from Ethel Martindale Calhoun to the United States of America "Tract E-7" for 2.4 acres (call) filed on 14 June 1944 and recorded in Volume 2057, Page 466;

and being more particularly described as follows:

Bearings, distances and coordinates are referenced to the Texas Coordinate System, Lambert conic grid projection, NAD 83(CONUS) Texas South Central Zone 4204 positioned by static satellite observations and post-processed from San Antonio CORS Station TXSA (NAD 83 (2011) epoch 2010.00). NAVD 88 orthometric elevations were derived from the GEOID09(CONUS) gravity model and vertically constrained to NGS First-Order benchmark AY1528 from static satellite observations. Distances shown are surface with a ground scale factor of 1.0001635251 computed from Station 500 (13,704,323.171'N, 2,166,756.408'E, elevation 669.36 feet MSL), transforming the project control into a local coordinate system.

BEGINNING at a TXDOT Type-II monument with brass cap found for corner (13,707,082.39'N, 2,164,990.88'E), marking the present northwest corner of said "Tract No.1", at the intersection of the southeast right-of-way line of Interstate Highway 10 (U.S. Highway 90) and the east line of S&D Subdivision, an addition to the City of San Antonio recorded in Volume 7100, Page 42, Plat Records, Bexar County, Texas, said corner now paved over with a concrete driveway and marked with a chiseled "X";

THENCE North 69°41'13" East with the southeast right-of-way line of said Interstate Highway 10 a distance of 42.66 feet [call: N69°45'20"E 42.60'] to a TXDOT Type-II monument with brass cap found for corner, marking the present northeast corner of said "Tract No.1";

THENCE South 00°18'20" East with the east line of said "Tract No.1" a distance of 462.82 feet [call: S00°12'40"W 801.70'] to a

one-inch iron rod found for corner, marking the southeast corner of said "Tract 1" near the east base of a power pole, said point being in the north line of said "Tract No.2";

THENCE North 89°38'01" East with the north line of said Tracts "2, "3", and "4", at 611.69 feet, pass a 1/2-inch iron rod 0.83 feet north of line in the east right-of-way line of Ackermann Road (60-foot-wide), at 1854.35 feet, pass a one-inch iron pipe found in concrete base of a steel fence corner post 0.76 feet north of line marking the southwest corner of a tract of land described in a general warranty deed with vendor's lien from Dain A. Hart to DTACTL-SAWAP, LLC for 10.003 acres (call) filed on 1 March 2016 and recorded in Volume 17722, Page 2351, Deed Records, Bexar County, Texas, and continuing for a total distance of 2130.94 feet [call: N89°36'20"E 2233.01'] to a 5/8-inch iron rod with aluminum cap stamped "AGDTX-BOUNDARY" set for corner, marking the southwest corner of said "Tract E-6", whence a one-inch iron rod found at the base of a railroad tie fence corner post marking the southeast corner of said DTACTL-SAWAP, LLC 10.003-acre tract, common with the southwest corner of a tract of land described in a special warranty deed from Theissen Family Partnership to DTACTL-SAWAP, LLC for 8.351 acres (call) filed on 21 December 2016 and recorded in Volume 18270, Page 944, Deed Records, Bexar County, Texas, bears South 89°46'51" East 10.39 feet;

THENCE across said DTACTL-SAWAP, LLC 10.003-acre tract and with the west, north, and east lines of said "Tract E-6":

North 03°21'59" West a distance of 540.50 feet [call: N03°23'40"W 540.50'] to a point for corner;

North 86°38'01" East a distance of 20.00 feet [call: N86°36'20"E 20.00'] to a point for corner;

South 03°21'59" East a distance of 541.55 feet [call: S03°23'40"E 541.50'] to a 5/8-inch iron rod with aluminum cap stamped "AGDTX-BOUNDARY" set for corner, marking the southeast corner of said "Tract E-6" in the north line of said "Tract No.4";

THENCE North 89°38'01" East with the north line of said "Tract No.4" a distance of 278.54 feet [call: N89°36'20"E 278.54'] to a six-by-five-inch concrete monument found for corner, marking the

northeast corner of said "Tract No.4", whence a one-inch iron pipe found at the south base of a wood fence corner post, marking the southeast corner of said DACTL-SAWAP, LLC 8.351-acre tract bears North 89°33'10" East 209.62 feet;

THENCE with the east and south lines of said "Tract No.4" along a hackberry tree line and old barb wire fence:

South 00°17'50" East a distance of 2814.09 feet [call: S00°22'00"E 2814.23'] to a PK nail found for corner in the southeast base of a railroad tie fence corner post;

South 89°32'46" West a distance of 399.35 feet [call: S89°38'30"W 400.00'] to a 1/2-iron rod found for corner four feet west of a fence corner post;

South 00°19'43" East a distance of 381.37 feet [call: S00°21'45"E 380.23'] to a 1/2-iron rod with a 3-1/2-inch aluminum disc stamped "CORPS OF ENGINEERS-U.S. ARMY SURVEY MARKER" set for corner in said old barb wire fence, marking the northwest corner of said "Tract E-7", whence a one-inch iron pipe found under an old barb wire fence marking the southwest corner of said "Tract E-7" bears South 00°19'43" East 225.00 feet, and a railroad spike found in a 12-inch-diameter concrete monument near wood fence corner post bears South 00°19'43" East 263.53 feet;

THENCE with the north, east, and south lines of said "Tract E-7":

North 89°40'17" East a distance of 485.00 feet [call: N89°38'15"E 485.00'] to a 1/2-iron rod in poured concrete with a 3-1/2-inch aluminum disc stamped "CORPS OF ENGINEERS-U.S. ARMY SURVEY MARKER" set for corner;

South 00°19'43" East a distance of 225.00 feet [call: S00°21'45"E 225.00'] to a 1/2-iron rod in asphalt pavement with a 3-1/2-inch aluminum disc stamped "CORPS OF ENGINEERS-U.S. ARMY SURVEY MARKER" set for corner;

South 89°40'17" West a distance of 318.96 feet [call: S89°38'15"W 318.96'] to a 1/2-iron rod in concrete pavement with a 3-1/2-inch aluminum disc stamped "CORPS OF ENGINEERS-U.S. ARMY SURVEY MARKER" set for corner, marking

the northeast corner of said "Tract No. MAF-5", whence said found one-inch iron pipe marking the southwest corner of said "Tract E-7 bears South 89°40'17" West 166.04 feet;

THENCE with the south lines of said "Tract No. MAF-5":

South 46°40'47" West a distance of 100.32 feet [call: S46°38'45"W 101.67'] to a 1/2-iron rod in concrete pavement with a 3-1/2-inch aluminum disc stamped "CORPS OF ENGINEERS-U.S. ARMY SURVEY MARKER" set for corner;

South 89°42'20" West, at 138.82 feet, pass a 1/2-inch iron rod with plastic cap found under a chain link fence marking the northwest corner of a tract of land described in a cash warranty deed from John V. Felter to St. Hedwig Industrial Park III for 4.631 acres (call) filed on 22 November 1994 and recorded in Volume 6270, Page 1091, Deed Records, Bexar County, Texas, said point common with the northeast corner of a tract of land described in a special warranty deed to Longhorn Recycling, LP for 6.307 acres (call) filed on 10 November 2003 and recorded in Volume 10416, Page 106, Deed Records, Bexar County, Texas, and continuing for a total distance of 644.50 feet [call: S89°38'45"W 638.20'] to a 5/8-inch iron rod found for corner, common with the northwest corner of a tract of land described in a warranty deed with vendor's lien to Pat Halpin for 1.385 acres (call) filed on 7 July 1983 and recorded in Volume 2869, Page 1459 Deed Records, Bexar County, Texas, whence a 1/2-inch iron rod found bears North 86°50'49" East 7.99 feet;

South 45°28'23" West with the common line of said "Tract No. MAF-5" and Pat Halpin's 1.385-acre tract a distance of 24.23 feet [call: S44°43'20"W 23.15'] to a one-inch iron pipe found for corner, marking the southwest corner of said "Tract No. MAF-5", and being in the east line of a 30-foot-wide private road described as a "Save and Except" to the Ethel Martindale Calhoun estate in said deed for "Tract E-7", whence a 1/2-inch iron rod found bears North 86°03'11" East 8.80 feet;

THENCE North 00°38'03" West with the west line of said "Tract No. MAF-5" common with the east line of said Martindale 30-foot-wide private road a distance of 46.73 feet [call: N00°06'20"W 46.35'] to a one-inch iron pipe found for corner in the south

line of said "Tract No.3", whence a 1/2-inch iron rod found bears North 87°09'07" East 9.37 feet, and said railroad spike found in a 12-inch-diameter concrete monument near wood fence corner post bears North 89°42'20" East 569.46 feet;

THENCE South 89°42'20" West with the south line of said "Tract No.3" and along a hackberry tree line and old barb wire fence, at 29.90 feet, pass a one-inch iron pipe found 0.3 feet south of line for the northeast corner of a tract of land described in a warranty deed to Meadowlawn Memorial Park, Inc. for 15.46 acres (call) filed on 16 June 1988 and recorded in Volume 4329, Page 1232, and currently the east portion of a tract of land described in a general warranty deed to Longhorn Recycling, LP for 6.25 acres (call) filed on 1 March 2011 and recorded in Volume 14867, Page 2377, both in the Deed Records, Bexar County, Texas, and continuing for a total distance of 831.11 feet [call: S89°38'45"W 837.77'] to a railroad spike found for corner in a 12-inch-diameter concrete monument near wood fence corner post, common with the northwest corner of said Meadowlawn Memorial Park, Inc. 15.46-acre tract, and lying in the east line of a tract of land described in a warranty deed to Meadowlawn Memorial Park, Inc. for 20.115 acres (call) filed on 20 May 1981 and recorded in Volume 2333, Page 474, Deed Records, Bexar County, Texas;

THENCE North 00°24'02" West continuing with the west line of said "Tract No.3", common with the east line of said Meadowlawn Memorial Park, Inc. 20.115-acre tract, and along a hackberry tree line and old barb wire fence, at 371.48 feet, pass a one-inch iron pipe found, marking the northeast corner of said Meadowlawn Memorial Park, Inc. 20.115-acre tract, and continuing for a total distance of 645.00 feet [call: N00°21'30"W 645.00'] to a six-by-five-inch rock monument found for corner near a downed railroad tie fence corner post;

THENCE South 89°41'32" West with the south lines of said "Tract No.3" and then "Tract No.2", and along a hackberry tree line and old barb wire fence a distance of 1199.98 feet [call: S89°39'00"W 1199.98'] to a 1/2-iron rod in poured concrete with a 3-1/2-inch aluminum disc stamped "CORPS OF ENGINEERS-U.S. ARMY SURVEY MARKER" set for corner, marking the southwest corner of said "Tract No.2", whence a 1/2-iron rod found at the southwest corner of Lot 1, Block 13, Eastgate Subdivision, an addition to the City of San Antonio recorded in Volume 2575, Page 248, Plat

Records, Bexar County, Texas, bears South 00°24'24" East 213.85 feet;

THENCE North 00°18'14" West with the west line of said "Tract No.2" a distance of 2811.69 feet [call: N00°21'30"W 2812.00'] to a 1/2-iron rod with a 3-1/2-inch aluminum disc stamped "CORPS OF ENGINEERS-U.S. ARMY SURVEY MARKER" set for corner under a chain link fence, marking the northwest corner of said "Tract No.2", whence a 5/8-inch iron rod found bears South 17°17' West 0.68 feet, and a 1/2-inch iron rod found bears South 20°27' East 0.82 feet, said northwest corner of "Tract No.2" being in the south line of Lot 4, Block 4, Coliseum Park Gardens, an addition to the City of San Antonio recorded in Volume 2575, Page 189, Plat Records, Bexar County, Texas;

THENCE North 89°31'51" East with the north lines of said "Tract No.2" and then "Tract No.3", at 84.50 feet, pass a 1/2-inch iron rod found 0.24 feet south of line, at 185.19 feet, pass a 1/2-inch iron rod found 0.60 feet south of line, at 209.69 feet, pass a 1/2-inch iron rod found 0.18 feet north of line, and continuing for a total distance of 531.10 feet [call: N89°26'20"E 531.20'] to a one-inch iron rod found for corner in a 12-by-12-inch concrete monument, marking the southwest corner of said "Tract No.1";

THENCE North 00°15'33" West with the west line of said "Tract No.1" a distance of 447.24 [call: N00°12'40"E 787.20'] to the **POINT OF BEGINNING** and containing 218.33 acres of land.

I, David A. Rolbiecki, Licensed State Land Surveyor in the State of Texas, do hereby certify that the foregoing survey was made by me on the ground, according to law, from 13 July 2011 to 28 May 2019, and that the limits, corners, and boundaries with the marks of the same, natural and artificial, are truly and correctly described and set forth in the forgoing plat and field notes, just as I found them on the ground.

David A. Rolbiecki 6/10/2019

David A. Rolbiecki, RPLS, LSL
Registered Professional Land Surveyor No. 5919
Licensed State Land Surveyor, State of Texas





REPLY TO
ATTENTION OF

TEXAS MILITARY DEPARTMENT
TEXAS ARMY NATIONAL GUARD
POST OFFICE BOX 5218
AUSTIN, TX 78763-5218
(512) 782-5001

NGTX-F

June 10, 2019

File No. Sketch File 61
Bexar County
Surveyor's Report
Date Filed: September 24, 2019
By George P. Bush, Commissioner
Douglas Howard

The Adjutant General of Texas, Major General Tracy R. Norris
Camp Mabry
2200 West 35th Street
Austin, Texas 78703

Plat filed as Bexar County
State Real Property Sketch 5

Subject: Survey report of 218.33 acres of land aggregated out the parent tracts of Martindale, Gemblar, and Kott, acquired by the United States of America for the Randolph Field Martindale Auxiliary Field Military Reservation, now vested in the National Guard of the State of Texas, situated in the Clemente Texada Survey No. 133 (Bex. 1-985), A-743, and the Julian Diaz Survey No. 133-1/2 (Bex. 1-1517), A-190, about seven miles North 85 deg. East from the courthouse in San Antonio, the county seat of Bexar County, Texas.

I performed a retracement survey on the ground of the captioned lands in Bexar County, Texas, and furnish this report, plat and field notes herewith. The purpose of this survey was to locate the perimeter boundary of the aforementioned 218.33-acre tract presently known as the San Antonio Army Aviation Support Facility (hereinafter referred to as SAAASF), described in a quit claim deed from the United States of America to the State of Texas by Act of Congress approved 30 August 1954 (Public Law 712-83rd Congress, 2nd Session), for 218.56 acres (call), filed on 24 February 1955 and recorded in Volume 3631, Page 149, Deed Records, Bexar County, Texas, and shown on the Final Ownership Real Estate Map of Randolph Field Martindale Auxiliary Field Military Reservation dated 20 September 1943, U.S. Engineer Office, Fort Sam Houston, Texas. I also found errors on a 1999 survey made by Ramon Ruiz, Registered Professional Land Surveyor No. 3976, who was contracted by the Texas Military Department to survey SAAASF, and accordingly, needed to make the necessary corrections.

LAND HISTORY

SAAASF is situated in two original surveys of lands disposed to the public from the State of Texas. The east three-quarter of SAAASF lies in the Clemente Texada Survey No. 133 (Bexar First Class, GLO File-985), Abstract No. 743, surveyed by Bexar Land District Surveyor J.G. McDonald on 30 March 1850 for one-half league of land. The west one-quarter of SAAASF lies in the Julian Diaz Survey No. 133-1/2 (Bexar First Class, GLO File-1517), Abstract No. 190, surveyed by Bexar Land District Surveyor L.C. Navarro on 14 November 1873 for twelve labors and 390,000 square varas of land.

SAAASF was originally built during World War Two and was named Martindale Auxiliary Army Airfield Number 4 to serve as one of eight satellite airfields for Randolph Army Airfield (located about 10 miles to the northeast), which was the largest flight training facility in the world at the start of the war.

From the index of the Deed Records of Bexar County, Texas, I retrieved the following deeds of the Martindale, Gemblar, and Kott tracts that SAAASF came out of with the intent of locating their corners:

- Executor's deed from the estate of Henry Sheldon to Christian Gemblar for 800 acres (call) filed 24 November 1880 and recorded in Volume 15, Page 416 (from which the Martindale tracts came out of)
- Warranty deed from T.B. Duggan et ux. to R.N. Martindale for 500 acres (call) filed on 27 September 1915 and recorded in Volume 467, Page 294 (parent tract of subsequent Martindale conveyances)
- Warranty deed from George Kiefer et al. to Hugo Kott for "Second Tract" 184 acres (call) filed 8 November 1922 and recorded in Volume 701, Page 186 (from which USA Tract 5 comes out of)
- Warranty deed from George Kiefer et al. to R.N. Martindale for 50 acres (call) filed 8 November 1922 and recorded in Volume 701, Page 189 (approximately the south 50 feet of USA Tract 3)
- Warranty deed from A.C. Gemblar et ux. to Emil Fred Gemblar for 90.08 acres (call) filed on 11 August 1931 and recorded in Volume 1261, Page 438 (from which USA Tracts 1 and E-6 comes out of)
- Warranty deed from Gertrude Walker Martindale, executrix of estate of R.N. Martindale to George H. Martindale for 182.8 acres (call), filed on 24 February 1937 and recorded in Volume 1569, Page 579 (from which USA Tract 2 comes out of)
- Warranty deed from Gertrude Walker Martindale, executrix of estate of R.N. Martindale to Virginia Martindale Johnson for 182.8 acres (call), filed on 23 February 1937 and recorded in Volume 1573, Page 246 (ditto USA Tract 2)

- Warranty deeds to Kathrine Martindale and Sally Word Martindale from George H. Martindale for 182.8 acres (call), filed on 6 February 1939 and recorded in Volume 1677, Page 230 and Volume 1679, Page 150, respectively (from which USA Tract 3 comes out of)
- Guardian's deed from the estate of Sally Word Martindale and Katherine Martindale, minors to the United States of America, "Tract No. 3, Martindale Aux." Cause No. 28.038 for 127.17 acres (call) filed on 29 January 1944 and recorded in Volume 2027, Page 24
- Warranty deed from Virginia Martindale Johnson to the United States of America, "Tract No. 2, Martindale Aux." for 45.19 acres (call) filed on 1 February 1944 and recorded in Volume 2021, Page 173
- Warranty deed from Ethel Martindale Calhoun to the United States of America, "Tract No. 4 - Martindale Aux." for 41.71 acres (call) filed on 1 February 1944 and recorded in Volume 2011, Page 565
- Perpetual easement for an outfall drainage ditch and access road from Ethel Martindale Calhoun to the United States of America for 2.4 acres (call) filed on 14 June 1944 and recorded in Volume 2057, Page 466 (USA Tract E-7)
- Warranty deed from Alma (a.k.a. Alma Kott Meckel) Harlos et al. to the United States of America, "Tract No. MAF-5" for 1.11 acres (call) filed on 19 July 1944 and recorded in Volume 2069, Page 156
- Perpetual Easement from Mary M. Coor, formerly Mary M. Gembler to the United States of America, "Tract No. 1. Martindale Auxiliary" for 0.73 acre (call) filed on 16 August 1944 and recorded in Volume 2071, Page 550
- Perpetual easements for access road and outfall drainage pipeline from Mary M. Coor, formerly Mary M. Gembler to the United States of America, "Tracts 1 and 6, Martindale Aux." filed on 16 August 1944 and recorded in Volume 2071, Page 552

The following joinder tracts around the plat were researched and retrieved from Bexar County Deed and Plat Records to locate their boundary corners tied to SAAASF.

Bounded on the north:

- Plat of Block 4 and 5 Coliseum Park Gardens surveyed 13 April 1949 by Reynolds Andricks and recorded in Volume 2575, Page 189
- Plat of Lot 38, Block 4 S & D Subdivision (a re-subdivision of Lots 11-14, Block 4 Coliseum Park Gardens) recorded in Volume 7100, Page 42
- Plat of Lot 3, Block 2 KFC Petro Shopping Center Subdivision recorded in Volume 9523, Page 85
- Plat of Lot 1, Block 1 Petro Stopping Center Subdivision Unit 1 recorded in Volume 9500, Page 224

- Plat of Lot 2, Block 2 Petro Stopping Center Subdivision Unit 1 recorded in Volume 9501, Page 151
- Plat of Janoe Kenworth Subdivision recorded in Volume 9507, Page 129
- 50-foot-wide Sinclair Refining Company right-of-way easement granted by Virginia Martindale Johnson filed on 20 December 1945 and recorded in Volume 2181, Page 480, and shown on S&D Subdivision plat of Lot 38, Block 4 Volume 7100, Page 42 (south portion crosses northwest corner of SAAASF)
- Warranty deed to Helena Guenther et al. for 143.96 acres (call) filed on 5 January 1953 and recorded in Volume 3271, Page 467
- General warranty deed to Mehdi Nikkah for Lots 4 and 5, Block 4 Coliseum Park Gardens filed on 27 March 2007 and recorded in Volume 1277, Page 893
- General warranty deed with vendor's lien to Joel W. and Cary H. McAdams for Lots 6, 7 and the westerly portion of Lot 8, Block 4 Coliseum Park Gardens filed on 11 September 2000 and recorded in Volume 8563, Page 310, later conveyed to EI10 Rental, LLC filed on 3 January 2011 and recorded in Volume 14795, Page 1262
- Warranty deed to A.R. Armstrong for the easterly part of Lot 8, all of Lot 9, Block 4 Coliseum Park Gardens filed on 7 June 1999 and recorded in Volume 7998, Page 401
- General warranty deed to Green Road Development, LP for Lot 10, Block 4 Coliseum Park Gardens and Lot 38, Block 4 S & D Subdivision filed on 28 February 2005 and recorded in Volume 11248, Page 466
- Warranty deed with vendor's lien to Brightwood Hospitality, Inc. for 6.72 acres (call) (Lot 2, Block 2 Petro Stopping Center Subdivision Unit 1) filed on 16 August 2007 and recorded in Volume 13062, Page 1283
- Special warranty deed to Petro Stopping Centers Holdings, LP (Lot 1, Block 1 Petro Stopping Center Subdivision Unit 1) filed on 5 June 2007 and recorded in Volume 12911, Page 2091
- Warranty deed to J.A. "Jack" Cardwell for 1.205 acres (call) filed on 1 April 1991 and recorded in Volume 5032, Page 178
- Warranty deed to Dain A. Hart for 10.00 acres (call) Filed 2 March 1988 and recorded in Volume 4246, Page 1815
- General warranty deed with vendor's lien from Dain A. Hart to DTACTL-SAWAP, LLC for 10.003 acres (call) filed on 1 March 2016 and recorded in Volume 17722, Page 2351
- Warranty deed with vendor's lien to Theissen Family Partnership for 11.414 acres (call) filed on 26 June 1998 and recorded in Volume 7520, Page 1437
- Twenty-foot drainage easement and right-of-way from Theissen Family Partnership to the Texas Military Department filed on 24 October 2000 and recorded in Volume 8614, Page 487

- Special warranty deed from Theissen Family Partnership to DTACTL-SAWAP, LLC for 8.351 acres (call) filed on 21 December 2016 and recorded in Volume 18270, Page 944

Bounded on the east:

- Plat of Lots 1 and 2 Travel Centers Subdivision recorded in Volume 9453, Page 26
- Deed from T.C. Warren to W.J. Allen for 165.87 acres (call) filed on 19 June 1947 and recorded in Volume 2395, Page 526 (came out of the easterly portion of the Ethel Martindale Calhoun 208.91 acres and describes the location of the west line of USA Tract E-7)
- Deed from Helena Guenther and Clara Mitchell to W.W. Rollins and Lee E. Rollins of four tracts of land containing 433.969 acres (call) filed on 13 February 1963 and recorded in Volume 4893, Page 150 (came out of the easterly portion of the Ethel Martindale Calhoun 208.91 acres and describes the location of the west line of USA Tract E-7 and a portion joining the south boundary line of USA Tract 5)
- Warranty deed with assumption to Rosillo Creek Development, LTD. for 701.078 acres (call) filed on 16 April 2003 and recorded in Volume 9955, Page 2109 (joins the east boundary line of SAAASF and conflicts with the north boundary line of USA Tract E-7)

Bounded on the south:

- Plat of Blocks 12 and 13 Eastgate Subdivision surveyed 20 July 1949 by Reynolds Andricks and recorded in Volume 2575, Page 248 (joins west boundary line of SAAASF)
- Plat of Lot 3, Block 8 St. Hedwig Industrial Park recorded in Volume 9515, Page 190 (field notes of this survey made by Fred Sinclair Registered Public Surveyor No. 495 on 25 February 1986 are recorded in a warranty deed with vendor's lien to John V. Felter, Trustee filed on 23 April 1986 and recorded in Volume 3675, Page 762)
- Warranty deed to Andrew Sanchez, Jr. for 433.969 acres (call) filed on 22 February 1972 and recorded in Volume 6749, Page 359 (describes the southeasterly portion of SAAASF)
- Warranty deed with vendor's lien to Leo Pollaro, Jr. for 8.197 acres (call) filed on 7 January 1980 and recorded in Volume 1810, Page 315 (joins the south boundary line of USA Tract 5)
- Warranty deed with vendor's lien to Pat Halpin for 1.385 acres (call) filed on 7 July 1983 and recorded in Volume 2869, Page 1459 (joins the south boundary line of USA Tract 5)

- Cash warranty deed from John V. Felter to St. Hedwig Industrial Park for 4.631 acres (call) filed on 22 November 1994 and recorded in Volume 6270, Page 1091 (conflicts with the west boundary line of USA Tract E-7)
- Special warranty deed to Longhorn Recycling, LP for 6.307 acres (call) filed on 10 November 2003 and recorded in Volume 10416, Page 106 (joins the south boundary line of USA Tract 5)
- General warranty deed to Longhorn Recycling, LP for 6.25 acres (call) filed on 1 March 2011 and recorded in Volume 14867, Page 2377 (joins south boundary line of SAAASF)
- Special warranty deed to AAA Cooper Transportation for 6.2233 acres (call) filed on 30 August 2012 and recorded in Volume 15667, Page 2432 (joins north right-of-way line of St. Hedwig Road)
- Special warranty deed to AZZ ACQUIZITION SUB, LLC for Tracts 1, 2 and 3 filed on 5 June 2015 and recorded in Volume 17275, Page 1098 (joins north right-of-way line of St. Hedwig Road)
- Warranty deed to Meadowlawn Memorial Park, Inc. for 20.115 acres (call) filed on 20 May 1981 and recorded in Volume 2333, Page 474 (joins south and westerly boundary line of SAAASF)
- Warranty deed to Meadowlawn Memorial Park, Inc. for 15.46 acres (call) filed on 16 June 1988 and recorded in Volume 4329, Page 1232 (joins south boundary line of SAAASF)
- Special warranty deed with vendor's lien to Meadowlawn Memorial Park, Inc. for 42.012 acres (call) filed on 5 October 2000 and recorded in Volume 8596, Page 451
- Warranty deed to Meadowlawn Funeral Home filed on 23 July 2012 and recorded in Volume 15600, Page 2115 and being out of the plat of Lot 26, N.C.B. 12867 recorded in Volume 9529, Page 176 (joins north right-of-way line of St. Hedwig Road)
- Warranty deed to Meadowlawn Memorial Park, Inc. for 9.002 acres (call) filed on 7 July 2015 and recorded in Volume 17339, Page 481 (joins north right-of-way line of St. Hedwig Road)
- Warranty deed to Henry Newes et ux. Helen Newes for one acre (call) filed on 2 March 1977 and recorded in Volume 8025, Page 923 (joins west and south boundary line of SAAASF)
- Warranty deed to Joe Luis Morales et ux. Rosa Amelia Morales for 0.96 acre (call) filed on 28 July 1983 and recorded in Volume 2884, Page 822 (joins west boundary line of SAAASF)
- Warranty deed to Rosalba Guzman Franco for 0.9973 acre (call) filed on 18 December 2015 and recorded in Volume 17610, Page 250 (joins west boundary line of SAAASF)

Bounded on the west:

- Plat of Blocks 7 and 8 Eastgate Subdivision surveyed 20 July 1949 by Reynolds Andricks and recorded in Volume 2575, Page 248 (joins west boundary line of SAAASF)
- Plat of Block 4 Coliseum Park Gardens surveyed 13 April 1949 by Reynolds Andricks and recorded in Volume 2575, Page 189 (joins west boundary line of SAAASF)

SURVEYING ON THE GROUND

I commenced fieldwork on 13 July 2011 assisted by Mark Hinojosa and Bryan Hoot, and completed the survey on 28 May 2019. Bearings, distances and coordinates are referenced to the Texas Coordinate System, Lambert conic grid projection, NAD 83(CONUS) Texas South Central Zone 4204. Three primary control stations on the project site were positioned by static satellite observations and post-processed in a least squares network adjustment horizontally constrained to the WGS-84 ellipsoid latitude and longitude position of San Antonio CORS Station TXSA (NAD 83 (2011) epoch 2010.00). In the same network adjustment, NAVD 88 orthometric elevations were derived from the GEOID09(CONUS) gravity model and vertically constrained to NGS First-Order benchmark AY1528 from simultaneous static satellite observations. A-priori scalar weighting was set to 1 and the adjustment passed the chi-square test at the 95 percent confidence level in the second iteration. Mean meridian convergence angle of the project site is (+)00°18'15". Distances shown are surface with a ground scale factor of 1.0001635251 computed from Station 500 (13,704,323.171'N // 2,166,756.408'E, elevation 669.36 feet MSL), which transformed the project control into a local coordinate system.

This survey originally began in 2011 as a project to create a lease tract and access easement for an Army medical unit and required locating the north boundary line of SAAASF from which to tie the lease tract to found corner monuments. Later in 2013, I was requested to perform a topographic survey of the helicopter tie-down areas, taxiways, and Runway 18/36 due to flooding of the paved surfaces when it rained. The large open field to the south of the runway was also flooding and we surveyed the topography all the way to the south boundary line of SAAASF. We were requested to survey the volume of a large dirt fill pile southeast of Runway 18/36 which amounted to approximately 20,000-cubic yards. In May 2014, the data from our topographic survey was given to our contracted civil engineering firm. The data was also given to the 176th Engineer Brigade whereby they intended to use troop labor to reduce the large fill pile by spreading the dirt over the open field and to clear and widen existing drainage ditches.

In October 2018, I received a request from our Master Planner to survey the perimeter boundary of SAAASF in response to a directive from the Adjutant General of Texas to fence the perimeter boundary. Following a heavy rain season from October 2018 to February 2019, I resumed the boundary retracement on 20 March 2019 and fieldwork was completed on 28 May 2019. SAAASF contains 218.33 acres of land. It is short by 0.23 acre because a portion of USA Tract 1 was taken by the Texas Highway Department when Interstate Highway 10 was widened in the late 1950s.

The delineation of the SAAASF boundary and corner monuments found or set are easily seen and understood on my survey plat accompanying this report. A simple schematic of the survey is provided in Exhibit A, which has the SAAASF corner monuments numbered as originally described in the quit claim deed from the United States to the State, along with several lettered monuments used in boundary construction. All perimeter corners of SAAASF found and set were marked with orange Carsonite survey witness posts. It was essential to locate the perimeters of the Rosillo Creek Development, St. Hedwig Industrial Park, Longhorn Recycling, and Woodlawn Memorial Park tracts as they have direct impacts on the perimeter of SAAASF. Likewise, tracts joining to the north of SAAASF were run as were the subdivision blocks of Coliseum Park Gardens, S & D Subdivision, and Eastgate Subdivision between Peggy Drive and SAAASF. An abundance of these joinder tract corner monuments was found to provide evidential proof of their location with respect to the SAAASF boundary.

BOUNDARY CONSTRUCTION

North Boundary Line from USA Tract 1

The corners of USA Tract 1 were found in place, beginning with Point "1", a TXDOT Type-II monument with brass cap found in grass turf on 13 July 2011, located in the present SE R.O.W. line of Interstate Highway 10/U.S. 90. Ramon Ruiz in his 1999 survey purports to have found an iron pin. The original Point 1 was about 340 feet to the north before the Highway 10/U.S. 90 widening. Returning to the corner in April 2019, I found that Green Road Development, LP built a concrete driveway over the Type-II monument, so I cut an X in concrete where Point "1" is located, whence Point "2" is another Type-II monument with brass cap found in grass turf southeast of a power pole on course of North 69°41'13" East 42.66 feet (call: N 69°45'20" E 42.60'). Ruiz calls for a found highway monument at 40.58 feet. Point "3" is a one-inch iron rod found near the east base of a power pole on course of South 00°18'20" East 462.82 feet (call: S 00°12'40" W 801.70'). Ruiz calls for a found an iron pin at 462.18 feet. On 16 May 2019, I found Point "23", a one-inch iron bar in a 12-inch square concrete monument after considerable clearing of brush and excavation, from which Point "1" bears North

00°15'33" West 447.24 feet (call: N 00°12'40" E 787.20'). Ruiz calls for a found an iron pin 447.87 feet from his Point "1".

The northeast corner of SAAASF is Point "8" and is a 6-by-5-inch concrete monument found on 13 July 2011 that was then located in an old barb wire fence on course of North 89°38'01" East 2429.51 feet from Point "3". Ruiz calls for the same monument. Since then, a metal wall eight feet high has been put up by DTACTL-SAWAP, LLC, the present joinder to the north. From the SE corner of USA Tract 1, I constructed the north boundary line of SAAASF by line connecting Points "3" and "8". To locate USA Tract E6, I set a 5/8-inch iron rod with aluminum cap stamped "AGDTX-BOUNDARY" for Point "7" on said line the called distance of 278.54 feet west of Point "8". I did this because it was the closest point from a known found corner, and the quit claim deed into the State gives the distance between its Point 3 and 4 of 2233.01 feet, an error of 102.07 feet, which was a latent ambiguity in the deed, but discovered when the deed field notes were entered into my working sketch. I constructed the remainder of Tract E-6 by deed angle deflection and distance off the north line of SAAASF. Points "5" and "6" were not set because the area is filled by an automobile salvage yard. Point "4" is a 5/8-inch iron rod with aluminum cap stamped "AGDTX-BOUNDARY" set on the north boundary line and bears North 89°38'01" East 2130.94 feet from Point "3" (call: N 89°36'20" E 2233.01'). Ruiz shows his distance to be 2130.66 feet and calls for no monument at Point 4 and 7. From Point "8", a one-inch iron pipe found at SE base of an old wooden fence corner post for the SE corner of said DTACTL-SAWAP, LLC (Vol. 18270, Page 944) bears North 89°33'10" East 209.62 feet.

East Boundary Line from Point "8"- "9"- "10"

Fieldwork here on out was conducted from 20 March to 28 May 2019. From Point "8", I ran the east boundary line of SAAASF along a hackberry tree line in an old barb wire fence on course of South 00°17'50" East 2814.09 feet (call: S 00°22'00" E 2814.23') and found a PK Nail in the SE base of a R.R. tie fence corner post and designated it Point "9". Ruiz shows his distance and the corner to be the same. Continuing west from Point "9" along said hackberry tree line and old barb wire fence on course of South 89°32'46" West 399.35 feet (call: S 89°38'30" W 400.00'), I found a 1/2-inch iron rod four feet west of a fence corner and designated it as Point "10". Ruiz shows his distance to be 402.82 feet and calls for a found iron pin.

South Boundary Line from Points "16"- "17"- "18"- "19"

I made a diligent search of the perimeter of USA Tract E-7 and was unable to find its NW, NE & SE corners. The owners of St. Hedwig Industrial Park had taken occupation

of this tract and it was completely filled in with stacks of pallets, piled-up wood chip debris and trash, semi-tractor trailers, chain link and electric fence. From Point "10", I ran the line South $00^{\circ}19'43''$ East 606.37 feet along an old barb wire fence and found a one-inch iron pipe under the fence and designated it as Point "A". On same course, I found a railroad spike in a 12-inch diameter concrete monument, 38.53 feet from Point "A" and designated it as Point "B". After going through the deeds to joinder tracts in this area (W.J. Allen Vol. 2395, Pg. 526, John V. Felter Vol. 3675, Pg. 762), I concluded Point "A" was the SW corner of USA Tract E-7, common with the SE corner of USA Tract 4. Point "B", on the other hand, was never a titled boundary corner that I could determine; however, it was referred to in W.J. Allen Vol. 2395, Pg. 526 as "*a concrete monument at fence corner of southeast corner of said Randolph Field property*".

From Point "B", I ran the old barb wire fence line on course of South $89^{\circ}42'20''$ West 1400.58 feet to the most southerly SW corner of SAAASF and found a rail road spike in a 12-inch diameter concrete monument at an old fence corner and designated it as Point "19". Ruiz also calls for this monument in his survey. Returning to Point "B", I ran the line towards Point "19" again and a found one-inch iron pipe on same line under said barb wire fence 569.46 feet west of Point "B" and designated it as Point "18", whence a one-inch iron pipe marking the NW corner of The Meadowlawn Memorial Park, Inc. 14.56-acre tract (Vol. 4329, Pg. 1232), now occupied by Longhorn Recycling, LP (Vol. 14867, Pg. 2377) was found South $89^{\circ}42'20''$ West 29.20 feet and 0.3 feet to the south (see Enlarged Detail "A"). My found south boundary line of SAAASF from Point "18" to "19" is South $89^{\circ}42'20''$ West 831.11 feet (call: S $89^{\circ}38'45''$ W 837.77"). The Ruiz survey shows this line to be 840.61 feet. This line also intersects Point "B".

In retracing the Ramon Ruiz survey, I searched for his corners per his calls for Points "16", "17" and "18" and found three 1/2-inch iron rods. However, they fell 8-9 feet to the east into the NW corner of Pat Halpin's 1.385-acre tract (Vol. 2869, Pg. 1459, formerly 8.197 acres to Leo Pollard, Jr. Vol. 1810, Pg. 315), creating a conflict with Halpin. Ruiz set one iron 9.37 feet west of the Point "18" I found, which was called to be in the east boundary line of R.N. Martindale's 50-acre tract (Vol. 701, Pg. 189) as recited in Ethel Martindale Calhoun (Vol. 2057, Pg. 466), same line referred to as the "*east line in R.N. Martindale's private road*" in the deed to USA Tract 5 (Vol. 2069, Pg. 156). I found a 5/8-inch iron rod for Point "16", nearly eight feet west of another iron set by Ruiz and found a one-inch iron pipe for Point "17" that was 8.8 feet west of where Ruiz set his other iron. Points "16"- "17"- "18" as I found them are in their correct locations as shown on my survey and marks the west boundary line of USA Tract 5.

Southeasterly Boundary Line around USA Tract E-7

I reconstructed USA Tract E-7 by first establishing a line connecting Point "10" to Point "A" on course of South $00^{\circ}19'43''$ East. Point "A" is the true location of the SWC of Tract E-7. The quit claim deed into the State (Vol. 3631, Pg.149) and the deed from Ethel Martindale Calhoun for Tract E-7 describes the tract to be perpendicular to line "10" - "A". From Point "A", I calculated a point for the NW corner of Tract E-7 on course North $00^{\circ}19'43''$ West 225.00 feet and designated it as Point "11" where I set a 1/2-iron rod with a 3-1/2-inch aluminum disc stamped "CORPS OF ENGINEERS-U.S. ARMY SURVEY MARKER" for corner in the old barb wire fence. The east boundary line of SAAASF from Point "10" to Point "11" is South $00^{\circ}19'43''$ East 381.37 feet (call: S $00^{\circ}21'45''$ E 380.23'). The Ruiz survey shows the distance of this line to be 378.96 feet.

From Point "11" on course of North $89^{\circ}40'17''$ East 485.00 feet (call: N $89^{\circ}38'15''$ E 485.00'), I set a 1/2-iron rod in poured concrete with a 3-1/2-inch aluminum disc stamped "CORPS OF ENGINEERS-U.S. ARMY SURVEY MARKER" for corner and designated it as Point "12". From Point "12" on course of South $00^{\circ}19'43''$ East 225.00 feet (call: S $00^{\circ}21'45''$ E 225.00') I set a 1/2-iron rod in asphalt pavement with a 3-1/2-inch aluminum disc stamped "CORPS OF ENGINEERS-U.S. ARMY SURVEY MARKER" for corner and designated it as Point "13". It should be noted that Ruiz stopped this line at 49.41 feet (Fig. 1) on the north boundary line of Lot 3 Block 8 St. Hedwig Industrial Park (Vol. 9515, Pg. 190). From Point "13" on course of South $89^{\circ}40'17''$ West 318.96 feet (call: S $89^{\circ}38'15''$ W 318.96') I set a 1/2-iron rod in concrete pavement with a 3-1/2-inch aluminum disc stamped "CORPS OF ENGINEERS-U.S. ARMY SURVEY MARKER" for corner and designated it as Point "14", the NE corner of USA Tract 5.

To establish the south boundary line of USA Tract 5, I found a 1/2-inch iron rod with plastic cap under a chain link fence marking the NE corner of the Longhorn Recycling, LP 6.307-acre tract (Vol 10416, Pg. 106) common with the NW corner of the 4.631-acre St. Hedwig Industrial Park III tract bearing North $89^{\circ}42'20''$ East 505.68 feet from Point "16" and designated it as "Point C". I reconstructed Point "15", the SE corner of USA Tract 5, by deed angle from Point "14" intersecting the line from Point "16" through Point "C" where I set a 1/2-iron rod in concrete pavement with a 3-1/2-inch aluminum disc stamped "CORPS OF ENGINEERS-U.S. ARMY SURVEY MARKER" for corner, this line (labelled "L3" on my survey) bearing South $46^{\circ}40'47''$ West 100.30 feet (call: S $46^{\circ}38'45''$ W 101.67', same distance recited by Ruiz). Having found this evidence of boundary construction, the south boundary line of USA Tract 5 runs from Points "14"- "15"; thence South $89^{\circ}42'20''$ West 644.50 feet to Point "16" (call: S $89^{\circ}38'45''$ W 638.20', same distance recited by Ruiz); thence South $45^{\circ}28'23''$ West 24.23 feet to

Point "17" (call: S 44°43'20" W 23.15', same distance recited by Ruiz, but the distance between his two iron rods I found was 23.55 feet); thence North 00°38'03" West 46.73 feet to Point "18" (call: North 00°06'20" W 46.35', same distance recited by Ruiz, but the distance between his two iron rods I found was 46.58 feet).

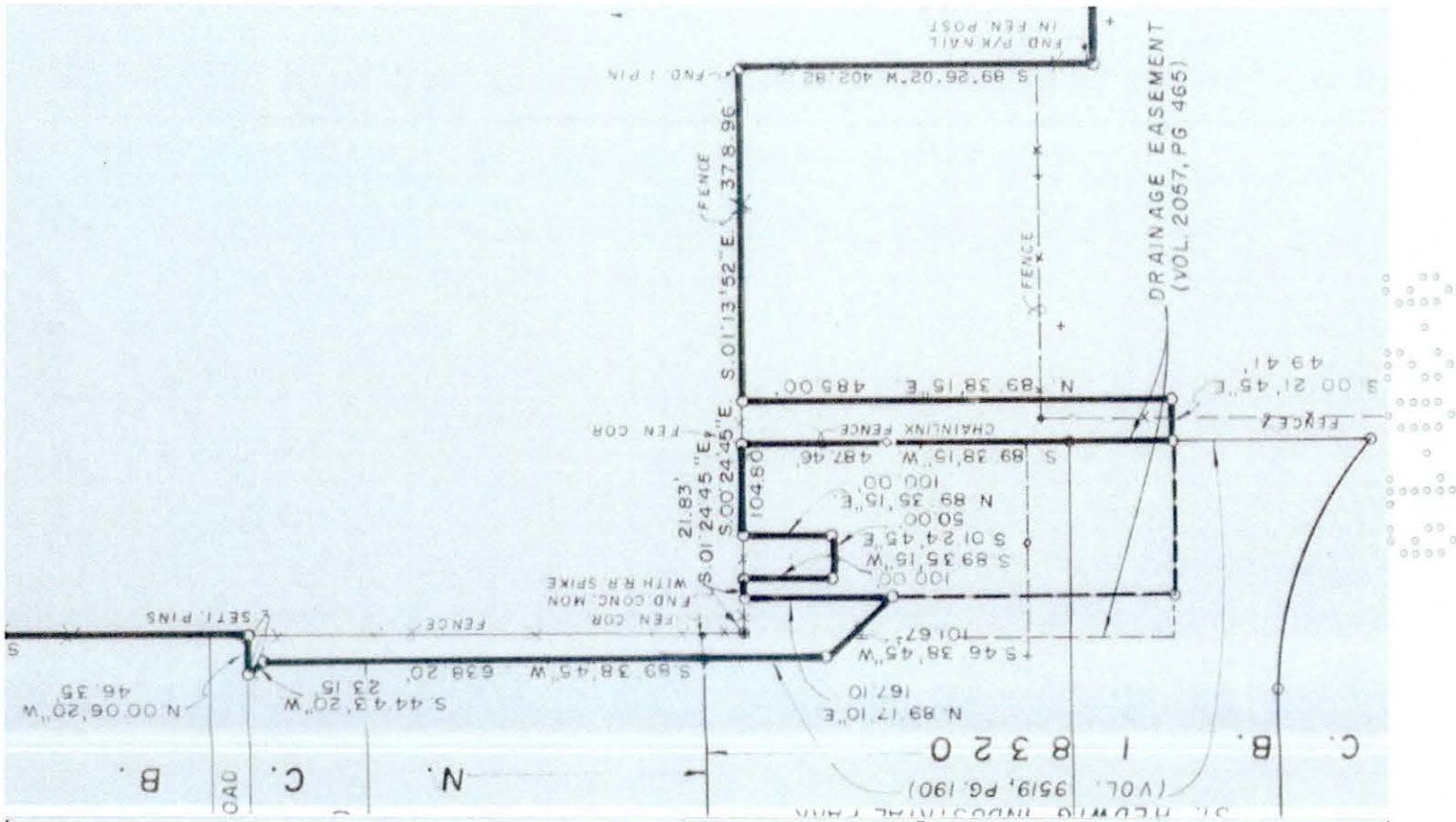


Figure 1. Ramon Ruiz 1999 survey leaving out USA Tract E-7

West-South-West Boundary Line from Point "19"-20"-21"-22"

From Point "19", I reconstructed the west boundary line of SAAASF by connecting a line from Point "19" along a hackberry tree line in an old barb wire fence on course of North 00°24'02" West through a one-inch iron pipe found for the NE corner of the 20.115-acre Meadowlawn Memorial Park, Inc. tract (Vol. 2333, Pg. 474) and designated it as Point "G", and extended said line giving the called distance of 645.00 feet in the quit claim deed to the State (call: N 00°21'30" W 645.00'), where I found a 6-by-5-inch rock monument near a fallen R.R. tie fence corner post and designated it as Point "20". The Ruiz survey shows his distance to be 644.84 feet to a "Fnd. R.R. Tie Fen. Cor."

From Point "20", I ran west along a hackberry tree line in an old barb wire fence to a fence intersection near the interior corner of Eastgate Subdivision to search for what Ruiz purports to be a "*Fnd. Con. Mon. With R.R. Spike*". I made three searches in as many days and was unable to find the monument. There was a dilapidated chain link fence with a T-post near this point and I dug around and only found shards of broken concrete. I reconstructed this corner by distance-distance intersection thus: from Point "20", the called distance in the quit claim deed to the State of 1199.98 feet; and from a 1/2-inch iron rod found at the SW corner of Lot 1 Block 13 Eastgate Subdivision (Vol. 2575, Pg. 248) I designated as Point "H", the called distance of 213.85 feet. At this intersection, I set a 1/2-iron rod in poured concrete with a 3-1/2-inch aluminum disc stamped "CORPS OF ENGINEERS-U.S. ARMY SURVEY MARKER" for corner and designated it as Point "21", the most westerly SW corner of SAAASF.

The NW corner of SAAASF was perhaps the most difficult to find. First, the joinder tracts to the north over the years had dumped a lot of trash and debris over the chain link fence into SAAASF making the search difficult. We searched for a "*Fnd. I. Pin*" Ruiz called for on his survey in 2011 with no find. When the survey was resumed in 2019, we searched for it every day for the nine days it took for me to finish the survey. The NW corner of SAAASF is shown on the plat of Block 4 Coliseum Park Gardens (Vol. 2575, Pg. 189) as being 1.8 feet north of the NE corner of Lot 19 Block 4 and is shown as an interior corner on the south boundary line of Lot 4 Block 4 (Fig. 2). I reconstructed the NW corner of SAAASF by connecting a line from a 1/2-iron rod found at the NW corner of said Lot 19 I designated as Point "I", sharing the SW corner of Lot 18 to a 5/8-inch square bar found at the SE corner of said Lot 18 I designated as Point "J", sharing the SW corner of said Lot 4. I extended the line "I" – "J" giving the called distance of 178.00 feet for the north boundary line of Lot 19 to a point for its NE corner. From Point "21", I connected a line to the calculated NE corner of Lot 19 and extended it an additional 1.8 feet per the distance shown on the Coliseum Park Gardens plat, where I set a 1/2-iron rod with a 3-1/2-inch aluminum disc stamped "CORPS OF ENGINEERS-U.S. ARMY SURVEY MARKER" for corner under a chain link fence and designated it as Point "22" (see Enlarged Detail "B" on my survey). It should be noted that upon excavation to set Point "22", I found two iron rods to the south: a 5/8-inch iron rod bearing South 17°17' West 0.68 feet, and a 1/2-iron rod bearing South 20°27' East 0.82 feet, which closely matched the location of where Ruiz says he found his "iron pin". Also, the field notes in the deed to Mehdi Nikkhah for Lots 4 & 5, Block 4 Coliseum Park Gardens (Vol. 12770, Pg. 893) runs its south boundary line from the SE corner of Lot 5 (here I found a 1/2-iron rod) directly to the SE corner of said Lot 18 and bypassing that interior corner, creating a small overlapping conflict into SAAASF. The west boundary line of SAAASF from Point "21" to "22" is North 00°18'14" West 2811.69 feet (call: N 00°21'30" W 2812.00'). Ruiz calls his distance on this line to be 2812.44 feet.

North Boundary Line from Point 22"-23"

From Point "22" to "23" the north boundary line of SAAASF runs North 89°31'51" East 531.10 feet (call: N 89°26'20" E 531.20'). Ruiz calls his distance on this line to be 530.71 feet.

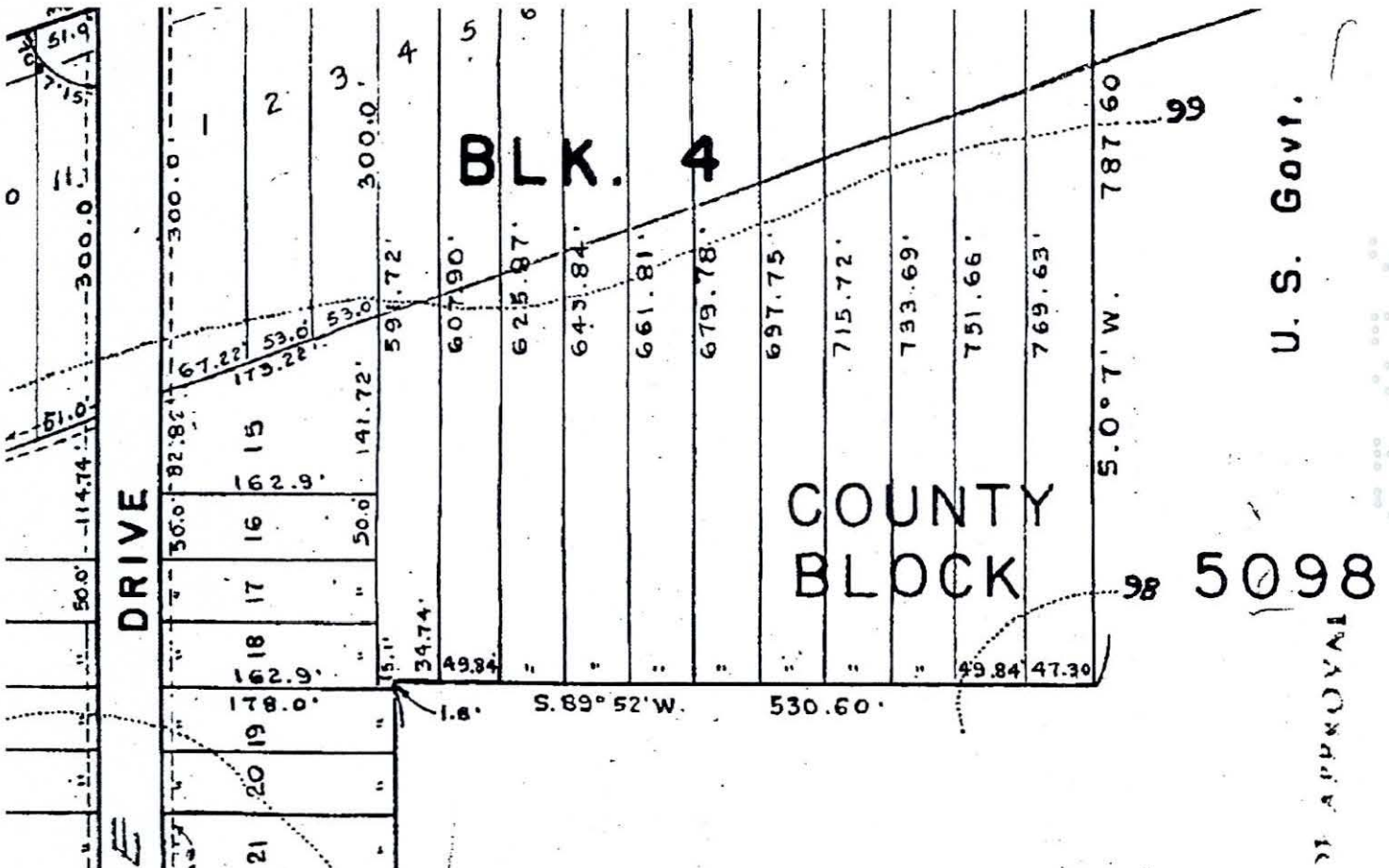


Figure 2. Location of interior corner of Block 4 Coliseum Park Gardens at the northwest corner of SAAASF

Locating the Original Martindale and Ackermann Tracts

In retracing the 182.2-acre tract to Virginia Martindale Johnson (Vol. 1573, Pg. 246), I found a four-inch iron pipe at the south base of an ancient wood fence corner post I believe to be the SE corner of Virginia Martindale Johnson, being described as an iron pipe and designated it as Point "E". The 50-acre tract to R.N. Martindale (Vol. 701, Pg. 189) and the 70-acre tract to Arthur A. Ackermann (Vol. 1727, Pg. 196) share a common boundary line at their NW and NE corners, respectively, and shares the south boundary line with the Virginia Martindale Johnson tract at an intersection designated as Point "F", where I found a 1/2-inch iron rod in the center of a raised mound of earth I believe to be

the old abandoned road (see Exhibit "A") bearing South 89°24'01" West 232.21 feet from Point "E" (Virginia M. Johnson call: *"Thence South 89 deg. 35 min. West, at 231 feet a fence post, at northwest corner of a 50 acre tract [R.N. Martindale]; Thence continuing South 89 deg. 35 min. West, along the center of an abandoned road, a total distance of 2337 feet to a fence post..."*). I believe the 1/2-inch iron rod at Point "F" was set later to perpetuate the R.N. Martindale/Ackermann corner. The R.N. Martindale 50-acre tract was surveyed 3 November 1922 by J.K. Polk and describes R.N. Martindale's west boundary line to be in the *"west line of said C. Texada Survey No. 133"*. The Ackermann 70-acre tract begins *"at an iron pipe set on the north line of the GH&SA RR right of way at the Southeast corner"*, where I found a 3/4-iron pipe at this location in the old abandoned railroad right-of-way and designated it as Point "K". I retraced the Ackermann south boundary line west along this abandoned right-of-way and searched for what was described as *"a pipe set for Southwest corner"* and found a two-inch iron pipe about 1-1/2 feet below ground surface with remains of an old barb wire fence and designated it as Point "L", which is about 700 feet west of present-day South Highway Loop 410. The closing call on Ackermann's east boundary line (Points "F"- "K") is *"Thence South no deg. 12 minutes East with line of fence...1042 feet to the place of beginning..."*. The course from found Points "F" to "K" is South 00°12'21" East 1041.90 feet. Based on this evidence, I have located the original survey line and have ascertained SAAASF has 187.86 acres in the Clemente Texada Survey No. 133, A-743, and 30.47 acres in the Julian Diaz Survey No. 133-1/2, A-190.

BOUNDARY CONFLICTS

1. The most salient finding of this survey is a conflict made by St. Hedwig Industrial Park and Rosillo Creek Development, Ltd. into USA Tract E-7, which is contained within the perimeter boundary as described in the quit claim deed to the State. The north boundary line of St. Hedwig Industrial Park took 1.844 acres from USA Tract E-7 and Rosillo Creek Development, Ltd. is roughly 49 feet into said Tract E-7 taking 0.5462 acre of land. I believe the source of this conflict came from a survey made by Fred Sinclair Registered Public Surveyor No. 495 / Registered Professional Engineer No. 21998 on 25 February 1986 when he surveyed 23.097 acres of land for John V. Felter, (Vol. 3675, Pg. 762), which was eventually platted as Lot 3, Block 8 St. Hedwig Industrial Park (Vol. 9515, Pg. 190).

In reciting his field notes, Sinclair runs his perimeter clockwise *"N 0°08'50" W to a bar found set in the ground in a north boundary line of that 433.969-acre tract of land...to Andrew Sanchez, Jr...Vol. 6749 at Pg. 359..."* The bar Sinclair is referring to is my Point "C", which is now a capped iron rebar I found under a chain link fence, presumably reset by another surveyor, and is in the south boundary line of USA Tract 5.

The Sanchez line Sinclair is referring to is a tract junior in dignity to SAAASF whereby the quit claim deed from the United States to the State was filed for record on 24 February 1955 and the Sanchez deed was filed for record on 22 February 1972. Furthermore, the said Sanchez 433.969-acre tract was a composite of four tracts, one of which the line Sinclair is running came out of a called 162.24-acre tract described in a deed to W.W. Rollins and Lee E. Rollins and filed for record on 13 February 1963 (Vol. 4893, Pg. 150), and is junior to SAAASF. It should be mentioned here that the Rollins deed further mentions the 162.24 acres was corrected to 161.899 acres and came out of the deed from T.C. Warren to W.J. Allen (Vol. 2395, Pg. 526). Sinclair continues running his line with said 433.969 acres through my Points "15" & "14" (both now in concrete pavement, the original monuments destroyed when St. Hedwig Industrial Park put in the pavement years ago) and "*Thence S 89°40'45" W 167.10 feet to an iron pipe found set in the ground, a corner of said 433.969-acre tract...*" **This iron pipe Sinclair found is the same one I found labelled as Point "A" on my survey and is the southwest corner of USA Tract E-7, common with the southeast corner of USA Tract 4.** From this corner is where Sinclair made the error resulting in the boundary conflict of the north line of St. Hedwig Industrial Park and the south line of Rosillo Creek Development, Ltd. into SAAASF. Sinclair continues:

"Thence N 0°01'10" W 21.83 feet to and iron bar found set in concrete..." I found the same monument North 00°19'43" West 21.86 feet from Point "A"; however, the monument described by Sinclair is nowhere close to where it should be because **this corner should have been North 00°19'43" West 70.20 feet from Point "A", said 70.20 feet is described in the deed for USA Tract E-7 (Vol. 2057, Pg. 466) and is a common corner with USA Tract 4;**

"Thence N 89°58'50" E 100.00 feet to an iron bar found set in the ground, a corner of said 433.969-acre tract...";

"Thence N 0°01'10" W 50.00 feet to an iron bar found set in the ground, a corner of said 433.969-acre tract...";

"Thence S 89°58'50" W 100.00 feet to an iron bar found set in concrete, a corner of said 433.969-acre tract..." [this monument was not found by me but from Point "A" on a passing course of North 00°19'43" West 72.31 feet and 0.44 feet to the east I found a capped iron rod under a chain link fence];

"Thence N 0°01'10" W with the west boundary line of said 433.969-acre tract 104.80 feet to an iron bar found set in the ground, a corner of said 433.969-acre tract for the northwest corner of this tract" [this monument was not found by me

because a concrete flume was built sometime in 2011 and probably took it out, but from Point "A" on a passing course of North 00°19'43" West 176.35 feet and 0.77 feet to the east I found a magnetic nail in the north side of a four-inch wooden fence corner post set by another surveyor and flagged with survey tape]; *"Thence N 89°59'00" E 711.15 feet to an iron bar found set in the ground for the northeast corner of this tract"* [I found a one half-inch iron rod with plastic cap marked "RPLS-4012" South 89°46'01" East 711.50 feet from the reconstructed east line of SAAASF]..."

Although Sinclair follows the 433.969-acre tract whose deed references the four composite tracts—one of them the 162.24-acre tract described to Rollins (Vol. 4893, Pg. 150), which references it to be the 165.87-acre tract to W.J. Allen (Vol. 2395, Pg. 526)—the field notes in Allen's 165.87-acre tract describes the west boundary line common with SAAASF quite different than Sinclair. Insofar as there are small differences in the measured distances in Allen's field notes made in 1947 and my survey, the W.J. Allen deed correctly describes the location of the west boundary line of USA Tracts 4 and E-7 to-wit:

"Beginning at a point in east fence line of property of the United States of America, known as Randolph Field-Martindale Auxiliary; said point being, North 00°22' West, 39.15 feet from a concrete monument at fence corner of southeast corner of said Randolph Field property; [this is Point "B" on my survey and the reciprocal course from Point "A" to "B" is South 00°19'43" East 38.53 feet]; said beginning point also being North 89°41' East, 569.44 feet from the Northwest corner of a tract of land known as the Hugo Kott, 184-acre tract [the reciprocal course on my survey from Point "D" to "A" is North 89°40'17" East 569.34 feet];"

"Thence with common line between this tract and Randolph Field North 00°22' West, at 21.0 feet a concrete monument in fence line, at 71.0 feet a concrete monument in fence line for corner";

"Thence North 89°38' East, 100.0 feet to corner";

"Thence North 00°22' West, 50.0 feet to corner";

"Thence South 89°38' West, 100.0 feet to point in fence line for corner";

"Thence with fence North 00°22' West, 484.85 feet to concrete monument for corner [Point "11" on my survey, a 1/2-inch iron rod found, concrete monument

was not found, the reciprocal course on my survey from Point "11" is South 00°19'43" East 486.17 feet]"

"Thence with fence, North 89°38'30" East, 400.0 feet to concrete monument in fence corner [Point "10" on my survey, a PK nail in SE base of R.R. tie fence corner post, concrete monument was not found, the reciprocal course on my survey from Point "10" to "11" is South 89°32'46" West 399.35 feet]..."

The perpetual easement for an outfall drainage ditch (USA Tract E-7) and access road from Ethel Martindale Calhoun to the United States of America filed on 14 June 1944 (Vol. 2057, Pg. 466) is described thus:

"Beginning at the Southwest corner [my Point "A"] of the hereinabove described tract of land in the name of Ethel Martindale Calhoun: Thence North 00 deg. 21 min. 45 sec. West 70.20 feet for corner; Thence North 89 deg. 38 min. 15 sec. East 100 feet for corner; Thence North 00 deg. 21 min. 45 sec West 50.00 feet for corner; Thence South 89 deg. 38 min. 15 sec. West 100 feet for corner; Thence North 00 deg. 21 min. 45 sec West 104.8 feet for corner; Thence North 89 deg. 38 min. 15 sec. East 485 feet for corner; Thence South 00 deg. 21 min. 45 sec East 225 feet for corner; Thence South 89 deg. 38 min. 15 sec. West 485 feet to the Point or Place of Beginning, and containing 2.4 acres of land, more or less."

USA Tract E-7 is described in Vol. 2057, Pg. 466 as being 225 feet by 485 feet and perpendicular to the east line of USA Tract 4, common with the line running from Point "A" north 70.20 feet; by east 100 feet; by north 50 feet; by west 100 feet; and by north 104.8 feet. Sinclair has his line running from Point "A" north 21.85 feet; by east 100 feet; by north 50 feet; by west 100 feet; and by north 104.80 feet, the sum of the west line distance being 176.65 feet, which is short of the Tract E-7 225-foot distance by 48.35 feet. Furthermore, in my opinion, Sinclair had no authority to sever the north 48 feet of USA Tract E-7. I believe Rosillo Creek Development, Ltd. followed the north boundary of St. Hedwig Industrial Park without consideration of the true location of SAAASF and USA Tract E-7, and both St. Hedwig Industrial Park and Rosillo Creek Development, Ltd. appear to have arbitrarily taken USA Tract E-7—a government tract—without restraint, and, in my opinion, without authority. Adverse possession does not run against the sovereign. The four corners of the quit claim deed into the State clearly describes the perimeter boundary of SAAASF, **which includes USA Tract E-7**, and it is not an isolated tract from the rest of the perimeter boundary described in said deed.

2. The conflict made by St. Hedwig Industrial Park has created not only a cloud on title to the SAAASF tract, but also a drainage problem from the filling in of the original open ditch that originally allowed the discharge of runoff from SAAASF into Rosillo Creek. St. Hedwig Industrial Park paved the east portion of USA Tract 5 and the southerly portion of Tract E-7 with concrete pavement in which a company leased by St. Hedwig Industrial Park has been stacking wooden pallets and dumping wood chips and debris inside this perpetual drainage easement for many years. This blockage is causing water to back up and is flooding the south half of the SAAASF airfield all the way north to the south end of Runway 18/36. On 15 October 2018, I returned to survey SAAASF and was unable to access the south runway gate to get to one of my primary control points to set up a base station because the gate was under two feet of water. The encroachment of fill dirt, wooden pallets and waste material by St. Hedwig Industrial Park prevents drainage from SAAASF into Rosillo Creek via USA Tract E-7 as it was specifically intended to do so. On the plat of St. Hedwig Industrial Park there is a bold note stating, ***“No structures, fences, walls or other obstructions of any kind shall be placed within the limits of the drainage easements shown on this plat. No landscaping or other type of modifications which alter the cross-sections of the drainage easements, as approved, shall be allowed without the approval of the Director of Public Works.”*** There is clear violation of this when we were surveying this area on 16 April 2019 (Fig. 3)



Figure 3. Pallets, trash, and debris in USA Tract E-7 made by St. Hedwig Industrial Park (looking east from vicinity of west line of Tract E-7 towards Rosillo Creek)

3. There is also encroachment onto SAAASF into the south boundary line of USA Tract 5 by Longhorn Recycling, LP. (Vol. 10416, Pg. 106) with a 7,000-volt electric fence by as much as 21 feet (see Enlarged Detail "A"). There is no barrier between the electric fence and SAAASF, which poses a safety concern if Soldiers are performing night-time ground training and could accidentally walk into the fence without seeing it. Along the south side of the electric fence, Longhorn Recycling has staked huge piles of scrap metal as high as ten feet.

4. The 1999 survey of SAAASF made by Ramon Ruiz runs the perimeter along the north line of USA Tract E-7 for 485 feet, then runs south 49.41 feet stopping at the north line of St. Hedwig Industrial Park. Ruiz then follows Sinclair's line thus severing the south 176 feet of Tract E-7, yet his survey shows that he shifted Tract E-7 south by 49.41 feet to the north line of St. Hedwig Industrial Park and labelled it as "Drainage Easement (Vol. 2057, Pg. 465)" (see Fig. 1).

In retracing the Ruiz survey, we have found that he set three corner monuments in the wrong location along the south boundary line of SAAASF at the west line of USA Tract 5 (see Enlarged Detail "A"). The corners for Tract 5 are shown on my survey as Points "14-15-17-17-18". In retracing the boundaries of Leo Pollard, Jr. (Vol. 1810, Pg. 315), Meadowlawn Memorial Park, Inc. (Vol. 4329, Pg. 1232), Longhorn Recycling, LP. (Vol. 10416, Pg. 106 & Vol. 14867, Pg. 2377), and Pat Halpin (Vol. 2869, Pg. 1459), I found a 5/8-inch iron rod at Point "16" in the south base of a painted blue and white wood post marking an underground high-pressure gas line and a one-inch iron pipe at Point "17", the present northwest corner of Pat Halpin's tract. From Point "16" I found a 1/2-inch iron rod North 86°50'49" East 7.99 feet set by Ruiz, which conflicts with Halpin. From Point "17" I found a 1/2-inch iron rod North 86°03'11" East 8.80 feet set by Ruiz and conflicts with Halpin. I found a one-inch iron pipe in an old barbwire fence for the northwest corner of USA Tract 5, labelled Point "18", and from there I found a 1/2-inch iron rod North 87°09'07" East 9.37 feet that was set by Ruiz. Points "17-18" are the original corners, and Point "16" was originally called to be an iron pipe, but presumably reset by another surveyor when the underground gas line was put in.

5. The 30-foot "R.N. Martindale private road". From Point "18" bearing South 89°42'20" West 29.90 feet and 0.3 feet to the south this line, I found a one-inch iron pipe marking the original northeast corner of said Meadowlawn Memorial Park, Inc. tract. Between this corner and Point "18" is a 30-foot-wide private road that was part of the 208.91 acres called for in the deed from Ethel Martindale Calhoun to the United States of America (Vol. 2057, Pg. 466), and runs south 1520 feet to the north right-of-way line of St. Hedwig Road and contains about 1.05 acres. In the Ramon Ruiz 1999 survey, he labels it as a "37' wide access road". Although the "Save and Except" clause in said

deed for 41.71 acres (call) describes USA Tract 4, it excluded the 30-foot private road from Point 18 to St. Hedwig Road. When I retraced and located the Meadowlawn Memorial Park, Inc. (Vol. 4329, Pg. 1232), Longhorn Recycling, LP. (Vol. 10416, Pg. 106 & Vol. 14867, Pg. 2377), Leo Pollard, Jr. (Vol. 1810, Pg. 315), Pat Halpin (Vol. 2869, Pg. 1459), and AZZ Acquisition Sub, LLC "Tracts 2 and 3" (Vol. 17275, Pg. 1098), there remains a 30-foot-wide gap. The found east title lines of Longhorn Recycling, LP. (Vol. 14867, Pg. 2377) and said AZZ Acquisition Sub, LLC "Tract 3" do not join the west title lines of said Leo Pollard, Jr., Pat Halpin, and said AZZ Acquisition Sub, LLC "Tract 2".

The "R.N. Martindale 30-foot private road" appears to have been granted to Frieda Heieck from Ethel Martindale Calhoun by deed for 1.05 acres (call) filed on 3 November 1949 (Vol. 2747, Pg. 281), which was later granted to W.W. Rollins and Lee Rollins filed on 13 February 1963 (Vol. 4893, Pg. 155). The road was found to be grown over by trees from Point 18, south to where the said AZZ Acquisition Sub, LLC "Tracts 2 and 3" appear to have taken it over by occupation. The deed to Longhorn Recycling, LP. (Vol. 14867, Pg. 2377) and said AZZ Acquisition Sub, LLC "Tract 2" appears to show public access from St. Hedwig Road on its west side and not via the Martindale private road. The deed to Leo Pollard, Jr. (Vol. 1810, Pg. 315) the parent tract in which Pat Halpin (Vol. 2869, Pg. 1459) and Longhorn Recycling, LP. (Vol. 10416, Pg. 106) came out of describes a 30'-foot-wide strip on its east side, apparent public access from St. Hedwig Road and not via the Martindale private road. AZZ Acquisition Sub, LLC "Tracts 1 and 2" (Vol. 17275, Pg. 1098) describe their south boundary line to be in the north right-of-way line of St. Hedwig Road, having apparent public access from it and not via the Martindale private road.

6. An apparent conflict exists with joinder tract DACTL-SAWAP, LLC (Vol. 17722, Pg. 2351) and USA Tract E-6 near the northeast corner of SAAASF. Tract E-6 is a perpetual easement for drainage purposes that was acquired by condemnation set aside to the United States of America in Cause No. 575 on the docket of the District Court of the United States for the Western District of Texas, San Antonio Division styled "*United States of America vs. 0.25 acres, more or less, situated in Bexar County, Texas and Mary A. Coor et al.*" Tract E-6 is believed to have created title problems with a landowner named Dain A. Hart ca. 2000, even though researching the chain of title of land conveyances from Coor et al. down to Hart showed exceptions to title coverage pertaining to said 0.25-acre perpetual easement (cite: Vol. 3271 Pg. 467, Vol. 4246, Pg. 1815, Vol. 4585 Pg. 486, Vol. 7520 Pg. 1437, Deed Records, Bexar County, Texas). In October 2000, the landowner to the east of Hart named Theissen Family Limited Partnership granted a 20-foot drainage easement to the Texas Military Facilities Commission, now the Texas Military Department (Vol. 8614, Pg. 487) that ran along the common boundary line of Theissen and Hart. This easement was surveyed by Ramon

Ruiz in 2000 and is diagonally opposite of USA Tract E-6. However, there appears to be no record of abandoning Tract E-6 by the Texas Military Department and it continues to remain part of the perimeter boundary of SAAASF.

Additionally, joinder tract DTACTL-SAWAP, LLC has enclosed their tract with the eight-foot-tall metal fence and filled the entire area with junk automobiles for salvage purposes. The area has restricted access onto the property by the public from Interstate Highway 10, preventing SAAASF from maintaining their 20-foot drainage easement.

CONCLUSION

This report is furnished with reference to a retracement survey of the indicated lands comprising the San Antonio Army Aviation Support Facility made by me under my supervision from 13 July 2011 to 28 May 2019. A plat of this survey showing the construction of the captioned lands and field notes is furnished herewith. The above determination of the subject tract's location is based on a careful and diligent survey on the ground and research from multiple sources.

Respectfully submitted,

 6/10/2019

David A. Rolbiecki, RPLS, LSLs
Registered Professional Land Surveyor No. 5919
Licensed State Land Surveyor, State of Texas



Cc Mark Neugebauer, RPLS, LSLs, Director
of Surveying, Texas General Land Office

Enc Exhibit "A"
Enc Survey plat dated 06/10/2019
Enc Field notes

EXHIBIT "A": SKETCH OF BOUNDARY CONSTRUCTION OF THE RANDOLPH FIELD MARTINDALE AUXILIARY FIELD MILITARY RESERVATION

File No. Sketch File 61

Bexar County

Schematic of survey

Date Filed: September 24, 2019

George P. Bush, Commissioner

By Douglas Howard



For plat see Bexar County 1" = 1000'

~~State Real~~ Property Sketch 5

LINE	COURSE	DISTANCE
1-2	N 69°41'13" E	42.66'
2-3	S 00°18'20" E	462.82'
3-4	N 89°38'01" E	2130.94'
4-5	N 03°21'59" W	540.50'
5-6	N 86°38'01" E	20.00'
6-7	S 03°21'59" E	541.50'
7-8	N 89°38'01" E	278.54'
8-9	S 00°17'50" E	2814.09'
9-10	S 89°32'46" W	399.35'
10-11	S 00°19'43" E	381.37'
11-12	N 89°40'17" E	485.00'
12-13	S 00°19'43" E	225.00'
13-14	S 89°40'17" W	318.96'
14-15	S 46°40'47" W	100.32'
15-16	S 89°42'20" W	644.50'
16-17	S 45°28'23" W	24.23'
17-18	N 00°38'03" W	46.73'
18-19	S 89°42'20" W	831.11'
19-20	N 00°24'02" W	645.00'
20-21	S 89°41'32" E	1199.98'
21-22	N 00°18'14" W	2811.69'
22-23	N 89°31'51" W	531.10'
23-1	N 00°15'33" W	447.24'
A-B	S 00°19'43" E	38.53'
A-D	S 89°40'17" W	469.34'
16-C	N 89°42'20" E	505.68'
D-E	S 89°59'50" W	1331.61'
E-F	S 89°24'01" W	232.21'
F-K	S 00°12'21" E	1041.90'
K-L	N 87°52'29" W	2731.46'
H-21	N 00°24'24" W	213.85'
I-J	N 89°56'22" E	164.06'
I TO NEC LOT 19	N 89°56'22" E	178.00'
TO POINT 22	N 00°18'14" W	1.80'

JULIAN DIAZ SURVEY NO. 133-1/2 A-190

BEX 1-1517
SUR. 14 NOVEMBER 1873
BY L.C. NAVARRO
PTD. 12 LABORS +390,000 SQ.VRS

CLEMENTE TEXADA SURVEY NO. 133 A-743

BEX 1-985
SUR. 30 MARCH 1850
BY I.G. McDONALD
PTD. 1/2 LEAGUE

FRED GEMBLER
90.08 ACRES (CALL)
FILED 11 AUGUST 1931
VOL. 1261, PG. 438

CROSSWAY DR.
EASTGATE DR.
EUNICE DR.
OLD ABANDONED ROAD
PEGGY DRIVE
SURVEY LINE

VIRGINIA MARTINDALE JOHNSON
182.6 ACRES (CALL)
FILED 23 FEBRUARY 1937
VOL. 1573, PG. 246

ARTHUR A. ACKERMANN
70 ACRES (CALL)
FILED 4 NOVEMBER 1939
VOL. 1727, PG. 196

RANDOLPH FIELD
MARTINDALE AUXILIARY FIELD
**218.33 ACRES
THIS SURVEY**

R. N. MARTINDALE
208.91 ACRES (CALL)
FILED 14 JUNE 1944
VOL. 2057, PG. 466

HUGO KOTT
157 ACRES (CALL)
FILED 8 NOVEMBER 1922
VOL. 984, PG. 186

R. N. MARTINDALE
50 ACRES (CALL)
FILED 8 NOVEMBER 1922
VOL. 701, PG. 189

HUGO KOTT
184 ACRES (CALL)
FILED 8 NOVEMBER 1922
VOL. 701, PG. 186

S.P. NO. VICTORIA BRANCH
(ABANDONED)

R.N. MARTINDALE
30' PRIVATE ROAD

ST. HEDWIG ROAD

Bearings, distances and coordinates are referenced to the Texas Coordinate System, Lambert conic grid projection, NAD 83 (CONUS) Texas South Central Zone 4204. Distances shown are surface with a ground scale factor of 1.0001635251.

Surveyed on the ground from 13 July 2011 to 28 July 2011

David A. Rolbiecki 9/10/2019

David A. Rolbiecki, RPLS, LSLs
Registered Professional Land Surveyor No. 5919
Licensed State Land Surveyor
State of Texas



USA TRACT	GRANTOR
1	MARY M. COOR FORMERY MARY M. GEMBLER VOL. 2071 PG. 550
2	VIRGINIA MARTINDALE JOHNSON VOL. 2021 PG. 173
3	SALLY W. & KATHERINE MARTINDALE VOL. 2027 PG. 24
4	ETHEL MARTINDALE CALHOUN VOL. 2011 PG. 565
5	ALMA (a.k.a. ALMA KOTT MECKEL) HARLOS VOL. 2069 PG. 156
E-6	MARY M. COOR FORMERY MARY M. GEMBLER VOL. 2071 PG. 550
E-7	ETHEL MARTINDALE CALHOUN VOL. 2057 PG. 466