

EXHIBIT "D"  
SURVEY/FIELD NOTES (EXPANSION PROPERTY)

10/12/2011  
10/12/2011  
10/12/2011

**EXHIBIT "A"**  
**TO**  
**SPECIAL WARRANTY DEED**

**DESCRIPTION OF**  
**A 38.56 ACRE TRACT**

A 38.56 acre tract of land situated in the E. Navarro Survey No. 2, Abstract 545, Bexar County, Texas, and being a portion of that called 39.83 acre tract of land as conveyed to Meh Holding Company, Ltd and recorded on November 19, 2021 at Document Number 20210325172 of the Official Public Records of said county (O.P.R.), said 38.56 acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a calculated point in the northerly right-of-way line of New Sulphur Springs Road, a variable width right-of-way, for the southwesterly corner of said 39.83 acre tract and for the southeasterly corner of that called 3.00 acre tract of land as conveyed to Clinton C. Brinkoeter and wife Lillian M. Brinkoeter, and recorded March 16, 1990 in Volume 4775, Page 2086 in the O.P.R., and from which point a ½" iron rod found in concrete bears N 28°28'26" W, a distance of 0.33 feet;

**THENCE: N 13°19'36" E**, along and with the westerly line of said 39.83 acre tract and the easterly line of said 3.00 acre tract, passing at an approximate distance of 396.00 feet the northeasterly corner of said 3.00 acre tract and an exterior corner of that called 36.80 acre tract of land also as conveyed to Clinton C. Brinkoeter and wife Lillian M. Brinkoeter by same instrument, thence continuing along and with the easterly line of said 36.80 acre tract for a total distance of 2691.61 feet to a calculated point in the southerly line of that called 206.786 acre tract of land as conveyed to Koe Kreek Properties, LLC and recorded April 18, 2013 in Volume 16060, Page 633 in the O.P.R. for the northeasterly corner of said 36.80 acre tract and the northwesterly corner of said 39.83 acre tract and the tract described herein, and from which point a found ½" iron rod with cap stamped RPLS 5558 bears N 75°49'43" W, a distance of 106.73 feet;

**THENCE: S 75°49'43" E**, along and with the southerly line of said 206.786 acre tract and the northerly line of said 39.83 acre tract, a distance of 645.29 feet to a ½" iron rod in concrete found for the northwesterly corner of that called 39.811 acre tract of land as conveyed to Robert H. Dieckow and wife Diann M. Dieckow and recorded May 29, 1990 in Volume 4827, Page 276 in the O.P.R. for the northeasterly corner of said 39.83 acre tract and the tract described herein;

**THENCE: S 13°19'36" W**, along and with the westerly line of said 39.811 acre tract and the easterly line of said 39.83 acre tract, a distance of 2681.88 feet to a ½" iron rod found in the northerly right-of-way line of New Sulphur Springs Road for the southwesterly corner of said 39.811 acre tract and the southeasterly corner of said 39.83 acre tract and the tract described herein;

**THENCE: N 76°41'33" W**, along and with the northerly right-of-way line of New Sulphur Springs Road, a distance of 375.67 feet to a calculated point (final monuments to be set upon recordation of future plat) for the southeasterly corner of a 1.230 acre Lift Station Easement concurrently surveyed by KFW Surveying and to be recorded by separate instrument;

**THENCE:** into and across said 39.83 acre tract, and along and with the easterly, northerly, and westerly lines of said Lift Station Easement, the following three (3) courses:

1. N 13°19'36" E, a distance of 290.00 feet to a calculated point;
2. N 76°41'33" W, a distance of 185.00 feet to a calculated point;
3. S 13°19'36" W, a distance of 290.00 feet to a calculated point in the northerly right-of-way line of New Sulphur Springs Road;

**THENCE:** N 76°41'33" W, along and with the northerly right-of-way line of New Sulphur Springs Road, a distance of 84.55 feet to the **POINT OF BEGINNING** and containing 38.56 acres of land, more or less, situated in Bexar County, Texas and being described in accordance with an exhibit prepared by KFW Surveying.

Job No: 21-162  
Prepared by: KFW Surveying  
Date: April 1, 2022  
File: S:\Draw 2021\21-162 Miro Tract 40 Ac\DOCS\21-162 38.56 AC DBSC TCP 040122

1 APRIL  
2022  


