LEGEND: = FOUND 1/2" IRON BAR = COMAL COUNTY WITH A CAP MAP RECORDS = SET 1/2" IRON BAR WITH \*\*REGARDING EASEMENT TO THE CITY OF NEW BRAUNFELS BY R.R. CORETH ET UX AS = COMAL COUNTY DEED, REAL AN ORANGE CAP MARKED RECORDED IN VOLUME 144, PAGE 93, DEED RECORDS OF COMAL COUNTY: PG PROPERTY OR OFFICIAL PUBLIC "SLS RPLS 5142" RECORDS = FOUND TX. DOT BRASS EASEMENT COULD NOT BE ACCURATELY LOCATED. THE INTENT OF THE CONVEYANCE WAS C.C.M.R. = COMAL COUNTY TO PROVIDE AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF A WATER DISK MAP RECORDS MAIN LINE. RECONSTRUCTION OF THE EASEMENT USING RECORD AND FIELD DATA D.R.C.C.T. = COMAL COUNTY DEED, REAL = 1/2" IRON BAR WITH YIELDS A TRACT INCONSISTENT WITH THE RATIONAL PLACEMENT OF SAID LINE. IT IS PROPERTY OR OFFICIAL PUBLIC A YELLOW CAP MARKED MY PROFESSIONAL OPINION THAT SAID EASEMENT BE ABANDONED AND A NEW EASEMENT "RPLS 5233" RECORDS CREATED BASED UPON THE TRUE AND ACCURATE LOCATION OF SAID WATER MAIN LINE.\*\* = 1 1/2" IRON BAR FOUND (F) = FIELD BEARINGSET IN GROUND UNCAPPED (P) = PLAT BEARING NORTH = CHAIN LINK FENCE SCALE: 1" = 100'\\ = WOOD FENCE = HOG WIRE FENCE \* ALL BEARINGS HEREIN ARE BASED ON THE TEXAS STATE WM. = WATER METER PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NA2011), EPOCH WV. = WATER VALVE 2010.00. ALL DISTANCES HEREIN ARE SURFACE AND MAY BE A = DELTA ANGLE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF OF .999830. CHD BRG = CHORD BEARING CHD DIST = CHORD DISTANCE = POWER POLE S 76°48'39" W OHE = OVERHEAD ELECTRIC = SANITARY SEWER MANHOLE R.O.W. = RIGHT-OF-WAYCONC. = CONCRETE  $\Delta = 3^{2}4'31''$ R=1910.10' L=113.64 CHD BRG= S 26'20'55" W CHD DIST=113.62' POINT OF COMMENCEMENT  $\Delta = 25^{\circ}14'27''$ R=1910.10' L=841.46' CHD BRG= -ELECTRIC LINE RIGHT-OF-WAY N 40°40'24" E AGREEMENT SH LOOP 337 ACCESS (VOL. 522, PG. 158) O.P.R.C.C.T. CHD DIST=834.68' (350' R.O.W.) 75.50 AMENDED PLAT OF THE OAKS PHASE ONE DOCUMENT NO. 196 EDGE OF ASPHALT 8 304 TRACT #2 N 53°17'31" E 526.94' (F & P) 1 98 LOT 1 S 52°53'19" W BLOCK 3 S 52°26'24" W \* × APPARENT ELECTRICAL -S 50°40'37" 167.17' (F & P) 9.91' (F & P)-N 37'45'01' 30.66' (F EASEMENT EASEMENT 15' DRAINAGE AND S 53°09'52" W 116.82' (F & P) S 52°29'14" W (SEE NOTE ABOVE) UTILITY EASEMENT S 52°16'26" W S 51°55'43" W S 51°47'18" W 100.02' (F & P)-S 51°50¶33" W S 51°35'52" W (VOL. 8, PG. 304) 132.90' (F & P) (F & P) 100.04 399.82' (F & P) 199.81' (F & P) & P)100.06' (F & P) 154.88' FOREST PARK ADDITION FOREST PARK LOT 1 MISSION OAKS AUREL HEIGHTS 87 UNIT THREE MISSION OAKS UNIT NO. 1 SUBDIVISION DOCUMENT NO. DOCUMENT NO. 201106002097 SUBDIVISION UNITUNIT NO. 1 LOT 1 58 LOT 3 LOT 2 LOT 4 LOT 5 82 LOT 9 LOT 10 LOT 1 LOT 2 20 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 3 LOT 2 BLOCK 1 LOT 1 BLOCKKERLICK LANE (60' R.O.W.) CATEGORY 1A. CONDITION II LAND TITLE SURVEY OF A 5.023-ACRE TRACT OF LAND SITUATED IN THE ANDRES SANCHES SURVEY ABSTRACT NO. 528, AREA: 5.023 ACRES COMAL COUNTY, TEXAS (218,789 SQUARE FEET) AND BEING OUT OF THE RESIDUE OF A CALLED 10.992-ACRE TRACT DESCRIBED IN GENERAL WARRANTY DEED TO WILLIAM H. BORCHERS, TRUSTEEAS RECORDED IN WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED

THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY:

DANIEL B. DAVIS

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6195

DATE:

DECEMBER 20, 2016

FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1A, CONDITION II, LAND TITLE SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR

LAND SURVEYING IN THE STATE OF TEXAS, DATED FEBRUARY 2006 AND THAT

AS RECORDED IN
(VOLUME 298, PG. 689)
DEED RECORDS OF COMAL COUNTY, TEXAS

SINCLAIR LAND SURVEYING, INC. 5000 NW INDUSTRIAL LEON VALLEY, TEXAS 78238 210-341-4518 TBPLS FIRM NO.10089000 JOB NUMBER: S-201636482

BUYER: SANTA RITA LAND & CATTLE HOLDING LTD

RECORDS - (APPLIES AND AFFECTS SUBJECT PROPERTY) PARENT TRACT

RECORDS - (APPLIES AND AFFECTS SUBJECT PROPERTY) \*\*SEE NOTE ABOVE

SUTER: OTHER LINES & OTT TEE TE

VOL. 144 PG. 93 DEED

ADDRESS: SH LOOP 337 ACCESS

VOL. 298, PG. 689

G.F. NO. 01247-63515

DRAWN BY: MTS CREW CHIEF: CR