

REMAINDER OF
A CALLED 42.513 ACRES
DESCRIBED IN CORRECTION
AFFIDAVIT PER
DOC. 202206044310
O.P.R.C.C.T

PRELIMINARY
NOT TO BE RECORDED FOR ANY PURPOSE

PROPOSED 10.75 ACRES
OUT OF A CALLED 42.513 ACRES
DESCRIBED IN CORRECTION
AFFIDAVIT PER
DOC. 202206044310
O.P.R.C.C.T

Ø6" CEDAR
FENCE CORNER
POST

10.01 ACRES
OUT OF A CALLED 42.513 ACRES
DESCRIBED IN CORRECTION
AFFIDAVIT PER
DOC. 202206044310
O.P.R.C.C.T

PROPOSED 11.01 ACRES
OUT OF A CALLED 42.513 ACRES
DESCRIBED IN CORRECTION
AFFIDAVIT PER
DOC. 202206044310
O.P.R.C.C.T

OAKLAND ESTATES
UNIT ONE
VOL. 8, PAGE 168
M.P.R.C.C.T.
*DOES NOT DIRECTLY
ADJOIN 34.16 ACRES

CALLLED 4.989 ACRES AND
AN EASEMENT FOR
INGRESS AND EGRESS
BUDDY LEE WOLFE, ET UX SUSAN WOLFE
TO JOHN WARD SLIMP, III
V. 348, P.178
D.R.C.C.T.

CALLLED "TRACT I" 4.181 ACRES
WALLACE E. BRUMLEY,
ET UX, MARGARET A. BRUMLEY
DOC. 200406040680
O.P.R.C.C.T.

CALLLED:
EASEMENT FOR INGRESS
AND EGRESS
(V.348, P.178)

CALLLED 7.403 ACRES AND
A ROAD USE AND UTILITY EASEMENT
BUDDY LEE WOLFE, ET UX SUSAN WOLFE OF
ATASCOSA COUNTY, TX
TO BUDDY WOLFE OF COMAL COUNTY, TX
VOL. 350, PAGE 701
D.R.C.C.T

CALLLED: ROAD USE
AND UTILITY EASEMENT
(V.350, P.701)

PRELIMINARY

NOT TO BE RECORDED FOR ANY PURPOSE

CALLLED 16.984 ACRES
LEONARD H. LAUBACH, JR, ET UX,
CYNTHIA E. LAUBACH TO
WALLACE E. BRUMLEY, ET UX,
MARGARET BRUMLEY

DOC. 201106018325 AN
AMENDED/CORRECTED
IN DOC. 201106018735
O.P.R.C.C.T.

CALLLED 9.43 ACRES
HILL 46 ESTATES, L.L.C, A TEXAS
LIMITED LIABILITY COMPANY
DOC. 202206025462
O.P.R.C.C.T.

LINE TABLE:		
LINE	BEARING	LENGTH
L1	S 03°01'52" E	166.45'
L2	S 03°01'52" E	57.32'
L3	S 00°56'53" E	56.92'
L4	S 08°03'08" E	63.87'
L5	S 19°19'12" E	95.33'
L6	S 34°44'04" E	68.68'
L7	S 03°45'41" E	61.44'
L8	S 26°59'53" W	29.44'
L9	S 15°32'37" E	52.01'
L10	S 53°38'00" E	30.76'
L11	N 83°44'36" E	65.06'
L12	S 00°25'45" E	91.68'
L13	N 02°53'31" W	152.64'

LEGEND:

- = 1/2" FOUND IRON BAR WITHOUT CAP UNLESS CAP-STAMP NOTED HEREON.
- = 1/2" SET IRON BAR WITH PLASTIC CAP STAMPED "RPLS 5888".
- = FOUND WOOD FENCE CORNER TIMBER OR POST AS NOTED.
- P.O.B. = POINT OF BEGINNING
- D.R.C.C.T. = DEED RECORDS OF COMAL COUNTY, TX
- O.R.C.C.T. = OFFICIAL RECORDS OF COMAL COUNTY, TX
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TX
- M.P.R.C.C.T. = MAP AND PLAT RECORDS OF COMAL COUNTY, TX

CURVE TABLE:			
CURVE	LENGTH	RADIUS	CHORD
C1	143.18'	260.49'	S 50°28'49" E - 141.38'
C2	86.37'	79.22'	S 34°59'38" E - 82.16'
C3	101.50'	1096.28'	S 77°15'38" W - 101.46'

CALLLED:
EASEMENT FOR INGRESS
AND EGRESS
(V.348, P.178)

FOUND Ø3" METAL
T.X.D.O.T. DISC
(POSSIBLE HIGHWAY
EXPANSION)

G.V.T.C., INC.
CALLLED: 20' EASEMENT
FOR TELEPHONE FACILITIES
DOC. 9506472567
O.R.C.C.T.

FOUND
R.R. SPIKE

CALLLED 1.09 AC.
TO COMAL COUNTY
VOL. 110, PG. 233
D.R.C.C.T.

CAP STAMPED
"PAPE DAWSON"

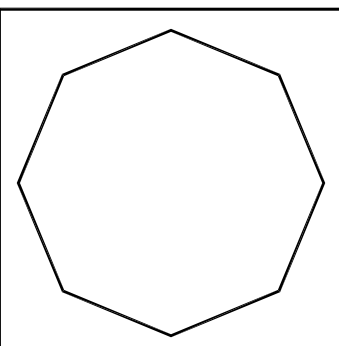
BOUNDARY SURVEY OF:

10.01 ACRES OF LAND BEING A PORTION OF A CALLED 42.513 ACRE TRACT OF LAND DESCRIBED IN DOC. 202206044310 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, AND BEING SITUATED IN THE A. SCHLATHER SURVEY NO. 656, ABS. 545 AND THE G. BAUER SURVEY NO. 764, ABS. 88, COMAL COUNTY, TEXAS.

I CERTIFY THIS SURVEY SUBSTANTIALLY COMPLIES WITH STANDARDS ESTABLISHED BY THE TEXAS ADMINISTRATIVE CODE, TITLE 22, PART 6, AND THAT IT REPRESENTS THE FACTS MADE FROM MEASUREMENTS ON-THE-GROUND.

PRELIMINARY - NOT TO BE RECORDED FOR ANY PURPOSE

ALBERT UECKER, R.P.L.S. TEXAS REG. # 5888



STATE HWY. 46 - A.K.A. F.M. HWY. 475
R.O.W. VARIES (MIN. 100')