

REFERENCE BEARING:
 BEARING OF S 38°35'36" E
 BETWEEN CONTROLLING MONUMENTS (CM)
 AS OBTAINED FROM VOLUME 998, PAGE 550

ADDRESS: LOOP 337

REFERENCES: VOL 998, PG. 550
 VOL 51, PG. 515 (BLANKET)
 VOL 54, PG. 206 (BLANKET)
 VOL 168, PG. 245 *
 * DOES NOT APPLY

SURVEY PLAT SHOWING 6.999 ACRES
 (304,862 SQUARE FEET) OF LAND OUT OF
 THE JUAN MARTIN VERAMENDI TWO LEAGUE
 GRANT SURVEY NO. 1, ABSTRACT NO. 2, CITY
 OF NEW BRAUNFELS, COMAL COUNTY, TEXAS.
 (LEGAL DESCRIPTION PREPARED)

LEGEND:

- FH FIRE HYDRANT
- WV WATER VALVE
- EP EDGE OF PAVEMENT
- PP POWER POLE
- OU OVERHEAD UTILITIES
- HT HIGH TENSION
- POB POINT OF BEGINNING
- WOOD FENCE
- WIRE FENCE
- W WROUGHT IRON FENCE
- FOUND 1/2" REBAR
- SET 1/2" REBAR

THIS PLAT SHOWS THE LOCATION
 OF EASEMENTS, RESTRICTIONS, AND
 BUILDING SETBACK LINES AS SET
 FORTH IN SCHEDULE B OF
 TITLE CO.; INDEPENDENCE TITLE
 C.F. #1710387-HEF
 DATED: 03/20/17
 THE SURVEYOR HAS NOT ABSTRACTED
 THE SUBJECT PROPERTY.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE
 GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND
 BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS
 FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE
 NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS
 ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE
 WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN
 ABOVE.

David A. Lamberts
 DAVID A. LAMBERTS
 REGISTERED PROFESSIONAL LAND SURVEYOR



Trihydro
 CORPORATION
 New Braunfels Branch Office
 Texas Survey Firm 10194320
 1011 West County Line Road
 New Braunfels, Texas 78130
 (P) 830.825.0337 (F) 830.622.3801

4807
 TEXAS REGISTRATION NO.
 SURVEY NOT VALID UNLESS ORIGINAL
 SIGNATURE IS IN RED INK
 JOB # 201-700-127
 DATE: 05/01/17

Trihydro Corporation

1011 W. County Line Road * NEW BRAUNFELS, TX. 78130

PHONE (830) 625-0337 FAX (830) 625-0858

dlamberts@trihydro.com

Firm Registration #10194320

All that certain tract or parcel of land containing 6.999 acres (304,862 square feet) of land out of the Juan Martin Veramendi Two League Grant Survey No. 1, Abstract No. 2, in the City of New Braunfels, Comal County, Texas, further being out of the Taylor 13.517 acre parcel described in Volume 998, Page 550 of the Official Public Records, of Comal County, Texas; Said 6.999 acre parcel being more particularly described as follows with all bearings called for herein rotated to a bearing of South 38 deg 35' 36" East between controlling monuments (CM) as recorded in said Volume 998, Page 550:

BEGINNING at a TxDOT monument found on the easterly right-of-way line of Loop 337 for the most northwesterly corner and POINT OF BEGINNING of this parcel, same being the southwesterly corner of Lot 21, Block 2, Mission Forest Subdivision Unit Two, according to the plat recorded in Volume 12, Page 20 of the Map and Plat Records of Comal County, Texas;

THENCE departing said right-of-way line with the common line of this parcel with said Mission Forest Subdivision Unit Two, South 89 deg 20' 31" East, a distance of 238.09 feet (called South 89 deg 21' 55" East, 237.65 feet) to a PK nail set for a corner of this parcel, same being the southerly corner of Lot 20, and North 30 deg 46' 38" East, a distance 312.02 feet (called North 30 deg 53' 29" West, 312.02 feet) to a 1/2 inch rebar found (CM) for the most northerly corner of this parcel, same being the easterly corner of Lot 17, Mission Forest Subdivision, Unit Two and being located on the westerly line of Lot 4, Block 2, Mission Forest Subdivision Unit One, recorded in Volume 10, Page 338 of said Map and Plat Records;

THENCE with the common line of this parcel with said Mission Forest Subdivision Unit One and with Lot 2A, Block 2, Replat of Mission Forest Subdivision Unit One recorded in Volume 13, Page 287 of said Map and Plat Records, the following five (5) calls:

South 43 deg 30' 38" East, a distance of 51.27 feet (called South 43 deg 30' 38" East, 51.27 feet) to a PK nail set for a corner of this parcel, same being the southwesterly corner of said Lot 4 and the northwesterly corner of Lot 3;

South 38 deg 32' 59" East, a distance of 40.06 feet (called South 38 deg 32' 54" East, 40.06 feet) to a 1/2 inch rebar set (capped "RPLS 4907") for an angle;

South 38 deg 20' 17" East, a distance of 341.49 feet (called South 38 deg 20' 12" East, 341.45 feet) to a 1/2 inch rebar set (capped "RPLD 4907") for an angle;

South 38 deg 41' 52" East, a distance of 165.34 feet (called South 38 deg 41' 47" East, 165.32 feet) to a Spindle found for an angle;

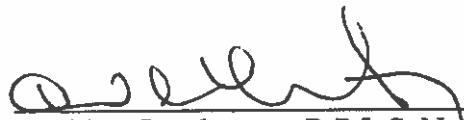
South 35 deg 49' 38" East, a distance of 65.13 feet (called South 35 deg 49' 47" East, 64.90 feet) to a 1/2 inch rebar found (CM) for the southeasterly corner of this parcel, same being the most northerly corner of the Landmark Property Holdings, LLC 21.004 acre parcel, described in Document No. 201706005720 of said Official Public Records;

THENCE with the common line of this parcel with said 21.004 acre parcel, South 52 deg 22' 19" West, a distance of 170.17 feet (called South 52 deg 21' 49" West, 169.96 feet) to a 1/2 inch rebar found for an angle of this parcel, same being the most northwesterly corner of said 21.004 acre parcel, and the most northeasterly corner of the City of New Braunfels 0.893 of an acre parcel described in Volume 271, Page 106 of the Deed Records of Comal County, Texas;

THENCE with the common line of this parcel with the said 0.893 of an acre parcel, South 60 deg 18' 31" West, a distance of 315.32 feet (called South 60 deg 11' 06" West, 315.42 feet) to a 1/2 inch rebar set (capped "RPLS 4907") for the most southerly corner of this parcel, and North 47 deg 05' 25" West a distance of 316.39 feet (called North 47 deg 08' 10" West, 317.09 feet) to a 1/2 inch rebar set (capped "RPLS 4907") on the said right-of-way line, for an exterior corner of this parcel, same being the most northwesterly corner of the said 0.893 of an acre parcel;

THENCE with said right-of-way line with the common line of this parcel, North 29 deg 52' 11" West, a distance of 343.12 feet (called North 29 deg 47' 00" West, 343.23 feet) to the POINT OF BEGINNING and containing 6.999 acres (304,862 square feet) of land.



 05-05-17
David A. Lamberts R.P.L.S. No. 4907
J.O. No. 201-700-127 (DRAWING PREPARED)