

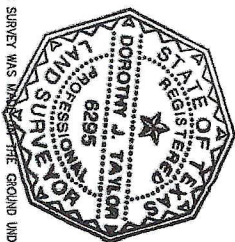


290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TYPE FIRM F-10961
TBPLS FIRM 10153600

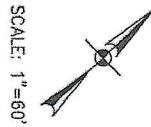
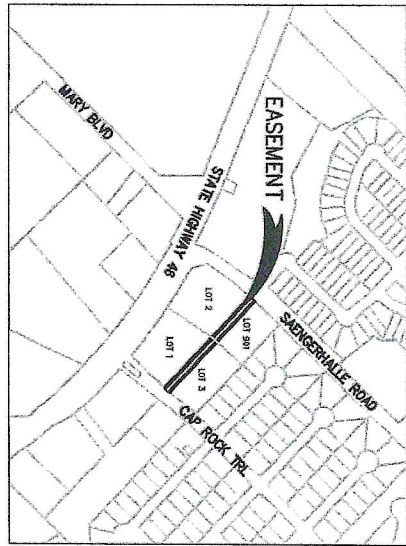
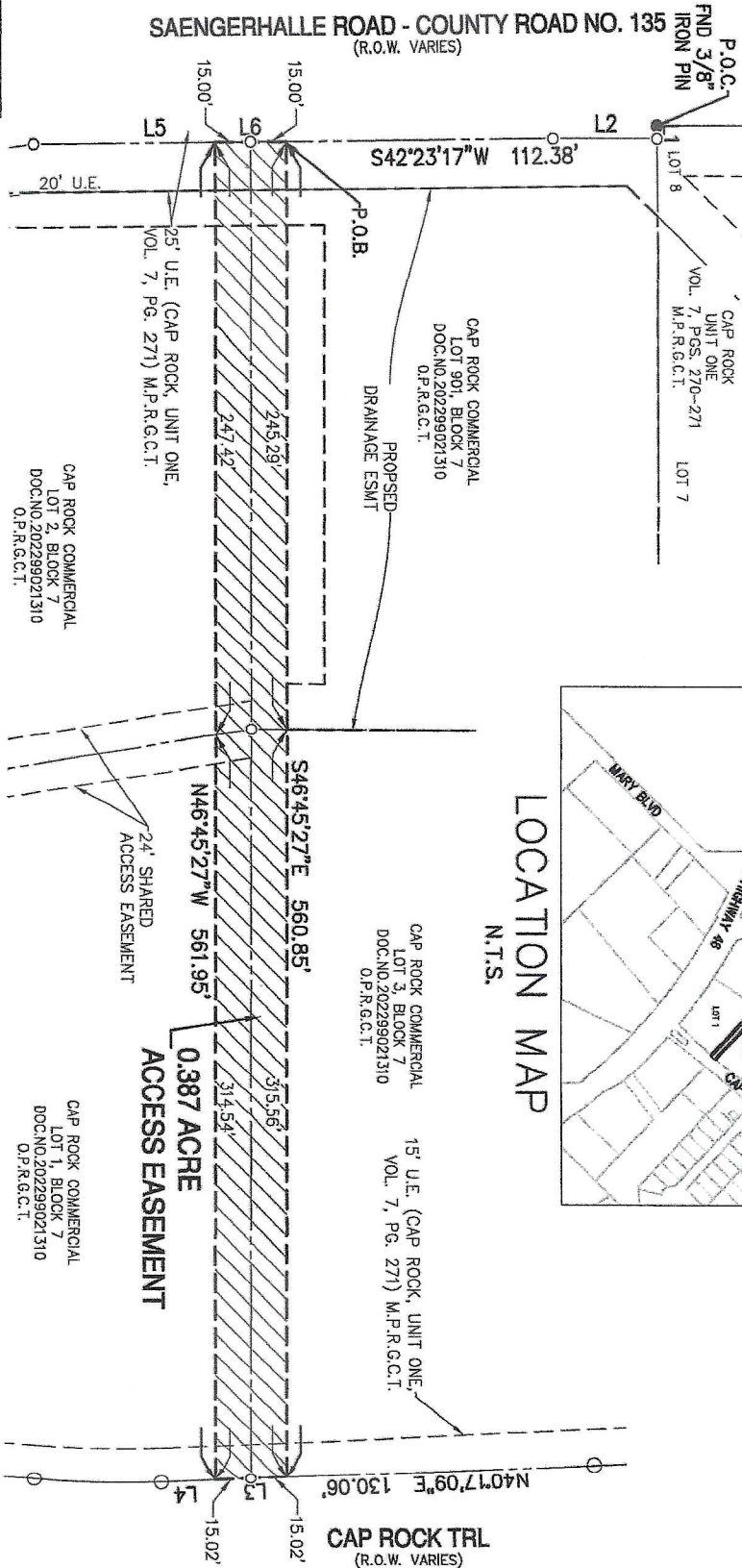
SURVEY NOTES:
BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (NAD2011) EPOCH 2010.00.
A METES & BOUNDS DESCRIPTION OF THIS TRACT WAS CREATED IN CONJUNCTION WITH THIS EXHIBIT.

8-29-23

THIS 29TH DAY OF AUGUST, 2023
DOROTHY J. TAYLOR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 9295 4/24/01 (A)



SAENGERHALLE ROAD - COUNTY ROAD NO. 135 (R.O.W. VARIES)



- LEGEND:**
- = FIND 1/2" IRON PIN
 - = PLASTIC CAP STAMPED "HMT" UNLESS OTHERWISE NOTED
 - = FIND 60D NAIL
 - = SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT" UNLESS OTHERWISE NOTED
 - BL. = BUILDING SETBACK LINE
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - R.O.W. = RIGHT-OF-WAY
 - () = RECORD CALLS
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT

LINE #	BEARING	LENGTH
L1	S46°52'35"E	5.00
L2	S43°16'23"W	43.86
L3	S40°17'09"W	30.04
L4	S40°17'09"W	22.67
L5	S42°23'17"W	76.63

METES AND BOUNDS DESCRIPTION
FOR A 0.387 ACRE ACCESS EASEMENT
EXHIBIT "A"

Being a 0.387 access easement being part of Cap Rock Commercial, Lots 1, 2, 3, and 901, Block 7, recorded in Document No. 202299021310, Official Public Records, Guadalupe County, Texas, said 0.387 access easement being more particularly described as follows:

COMMENCING at a found 3/8" iron pin marking the West corner of Lot 8 of Cap Rock, Unit One, recorded in Volume 7, Pages 270-271, Map and Plat Records, Guadalupe County, Texas, and lying in the Southwest right-of-way line of Saengerhalle Road (County Road No. 135);

THENCE, S 46°52'35" E, along the Southwest line of Lot 8 a distance of 5.00 feet to a set 1/2" iron pin with cap "HMT", marking the North corner of Lot 901;

THENCE, along the Southwest right-of-way line of Saengerhalle Road and the Northeast line of Lot 901 the following two (2) calls:

1. S 43°16'23" W a distance of 43.86 feet to a set 1/2" iron pin with cap stamped "HMT";

2. S 42°23'17" W a distance of 112.38 feet to the POINT OF BEGINNING;

THENCE, leaving the Saengerhalle Road right-of-way line and continuing over and across Lot 901 S 46°45'30" E, a distance of 245.29 feet passing the Southeast line of Lot 901 and the Northwest line of Lot 3, continuing a total distance of 560.85 feet to a point from a corner lying in the Southeast line of Lot 3 and lying in the Northwest line of Cap Rock Trail, from which a found 60D nail bears N 40°17'09" E a distance of 130.06 feet;

THENCE, S 40°17'09" W, along the Northeast right-of-way line of Cap Rock Trail and the Southeast line of Lot 3 a distance of 15.02 feet to a set 1/2" iron pin with cap stamped "HMT", marking the South corner of Lot 3 and the East corner of Lot 1, continuing a total distance of 30.04 feet to a point for a corner, from which a found 60D nail bears S 40°17'09" W a distance of 22.67 feet;

THENCE, leaving the common line of Cap Rock Trail and Lot 1, N 46°45'30" W, a distance of 314.54 feet passing through the Northwest line of Lot 1 and the Southeast line of Lot 2, continuing a total distance of 561.95 feet to a point in Saengerhalle Road for a corner, from which a set 1/2" iron pin with cap "HMT" bears S 42°23'17" W a distance of 76.63 feet;

THENCE along the Southwest right-of-way line of Saengerhalle Road and the Northeast line of Lot 2, N 42°23'17" E, a distance of 15.00 feet to a set 1/2" iron pin with cap stamped "HMT" marking the North corner of Lot 2 and the West corner of Lot 901, continuing a total distance of 30.00 feet to the POINT OF BEGINNING, containing 0.387 acre access easement in Guadalupe County, Texas.

Bearings shown hereon are based on the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (NA2011) Epoch 2010.00.

Written August 25, 2023.

Reference exhibit of said 0.387 acre access easement prepared this same date.



Dorothy J. Taylor
Registered Professional Land Surveyor No. 6295
8-29-23
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