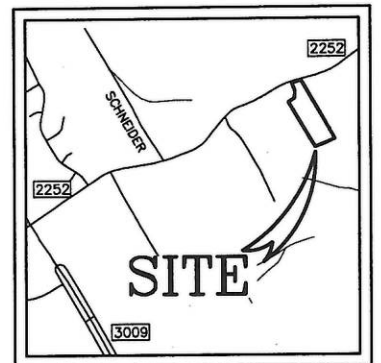


BEING 9.971 ACRES OF LAND SITUATED IN THE EDWIN WOODRUFF SURVEY NO. 95, ABSTRACT NO. 671, IN COMAL COUNTY, TEXAS, AND BEING THE REMAINING PORTION OF A CALLED 17 ACRE TRACT OF LAND, AS CONVEYED TO LEROY WILSON AND WIFE, DOROTHY WILSON, AND RECORDED IN VOLUME 312, PAGE 241, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.



SCALE: 1"=100'

○ = (IPS) SET 1/2" IRON PIN W/
PLASTIC CAP STAMPED "DAM
#5348 PROP. COR." UNLESS
OTHERWISE NOTED

● = (IPF) FOUND 1/2" IRON PIN
UNLESS OTHERWISE NOTED

() = RECORD INFORMATION

MPRCCT = MAP AND PLAT RECORDS
OF COMAL COUNTY TEXAS

OPRCCT = OFFICIAL PUBLIC RECORDS
OF COMAL COUNTY, TEXAS

LOT 1
WILSON'S ACRES, UNIT ONE
(VOL. 13, PG. 353, MPRCCT)

12' BUILDING SETBACK LINE
12' ELECTRIC, GAS AND OTHER
PUBLIC UTILITY EASEMENT
(VOL. 13, PG. 353, MPRCCT)

**9.971
ACRES**

REMAINING PORTION OF
A CALLED 17 ACRES
LEROY AND DORTHLIN WILSON
(VOL. 312, PG. 241, OPRCCT)

F.M. HIGHWAY 2252
(VARIABLE WIDTH R.O.W.)
N74°57'16"E

14' ELECTRIC, GAS AND OTHER
PUBLIC UTILITY EASEMENT
(VOL. 13, PG. 353, MPRCCT)

N74°57'16"E
129.57'
(129.57')

WIRE FENCE -

IPF 1/2"

P.O.B.
IPFC KOŁODZIE-

1

N19°46'16"W
166.15'

-25' BUILDING SETBACK LINE
(VOL. 13, PG. 353, MPRCCT)

LOT 1
WILSON'S ACRES, UNIT ONE
(VOL. 13, PG. 353, MPRCCT)

CALLED 1.389 ACRES
 B'S KNEES REALTY INC.
 (DOC. NO. 201906038292, OPRCCT)

—IPF 1/2"

N03°48'16"E
121.81'
(121.93')

—MAG NAIL

N58°53'26"E
127.68'
(127.93')

IPF 1/2" —

WIRE FENCE.

CALLED 1.389 ACRES
 B'S KNEES REALTY INC.
 (DOC. NO. 201906038292, OPRCCT)

N30°35'54"W
949.93'

S67°39'46"W
392.83'

IPFC KOŁODZIE—

2.83'

UNION PACIFIC RAILROAD
(100' WIDE R.O.W.)

-IPFC KOL ODZIE

NOTES:

1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
3. THIS SURVEYOR HAS NOT CONDUCTED A TITLE SEARCH TO DEPICT OTHER MATTERS OF RECORD, SUCH AS EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	46.27'	982.14'	2°41'57"	23.14'	46.26'	N72°29'54"E

STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF
THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN
ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION

THIS 24th DAY OF MARCH 2022

DREW A. MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348



DAMAWYER
LAND SURVEYING

5151 W. SH 46
NEW BRAUNFELS, TX 78132
PH: 830.730.4449
DREWMDAM-TX.COM
FIRM #10191500

ADDRESS:
F.M. HIGHWAY 2252
SAN ANTONIO, TX 78266

DATE: MARCH 2022 JOB: KLA006