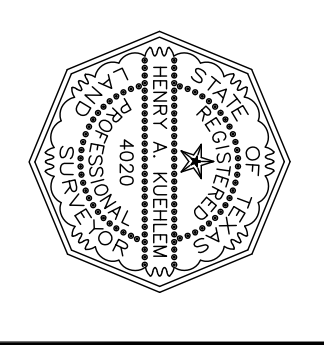


HENRY A. KUBIEM
 REGISTERED PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 4420
 JOB NO. 21050013



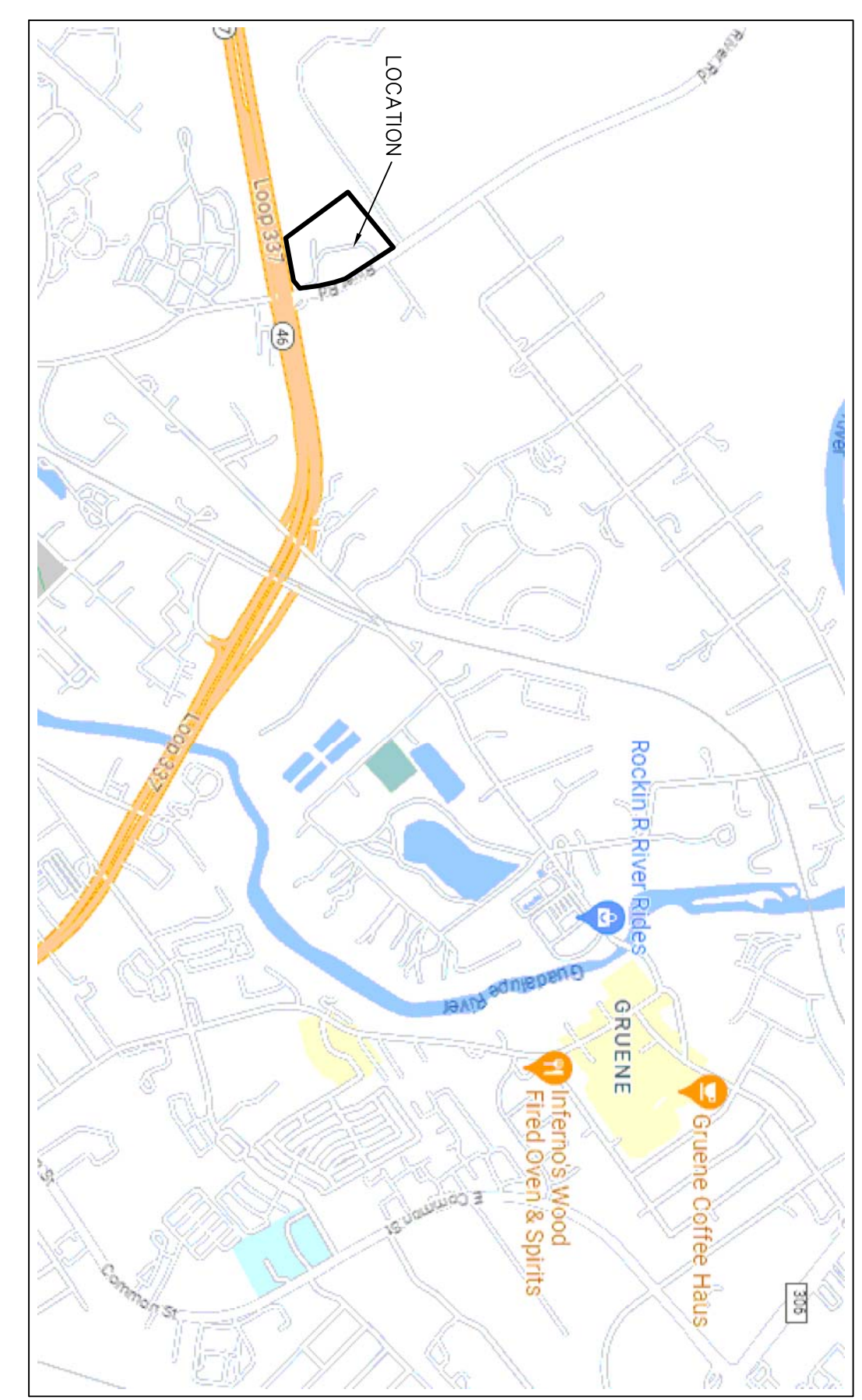
REVISIONS

ALTA SURVEY
 PLAT OF 9.753 ACRES BEING THAT SAME TRACT
 CALLED 9.839 ACRES BEING TRACT
 BY DEED CONVEYED TO JEFFREY S. BEYER AND MELODIE A. BEYER,
 OUT OF THE J.M. VERAMENDI SURVEY NO. 1, ABSTRACT 2,
 CITY OF NEW BRAUNFELS, COMAL COUNTY,
 TEXAS.

BASELINE
DCCM
 Baseline | DCCM | TxSurv F-10030200
 14350 North Loop West, Ste. 300, San Antonio, TX 78232
 210.490.7847 | BaselineSurveyors.net

DRAWN BY:
 H.A.K.
 CHECKED BY:
 H.A.K.
 APPROVED BY:
 JULY 17, 2023
 DATE:

SHEET: 1
 OF: 1



SCALE: 1" = 60'
 RE: FIELD NOTE DESCRIPTION
 NOTE: SET 1/2" IRON PINS HAVE
 YELLOW PLASTIC CAP STAMPED
 "BASELINE COMP."
 BEARING SOURCE: TEXAS COORDINATE SYSTEM
 NAD 83 (2011) SOUTH CENTRAL ZONE
 DISTANCES ARE GRID TO CONVEY TO
 SURFACE MULTIPLY BY 1.00014

FIELD NOTES

Field notes of a 9.753 acre tract of land situated in the City of New Braunfels, Texas, and being that same tract conveyed to Jeffrey S. Beyer and Melodie A. Beyer, husband and wife, by deed recorded as Document No. 200406026508, Official Public Record, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1x4001 Type II concrete monument found in the north line of Loop 337 at its intersection with a cut off line with the west line of River Road (Hueco Springs Road), being a southeast corner of said 9.839 acre tract and this tract;

Thence S 79° 25' 11" W, 564.02 feet along the north line of Loop 337 to a 3/4" iron rod with cap (HAT) found at the southwest corner of said 9.839 acre tract and this tract;

Thence N 36° 25' 26" W, 649.26 feet along the southwest line of said 9.839 acre tract to a 3/4" iron rod found at the southwest corner of said 9.839 acre tract and this tract;

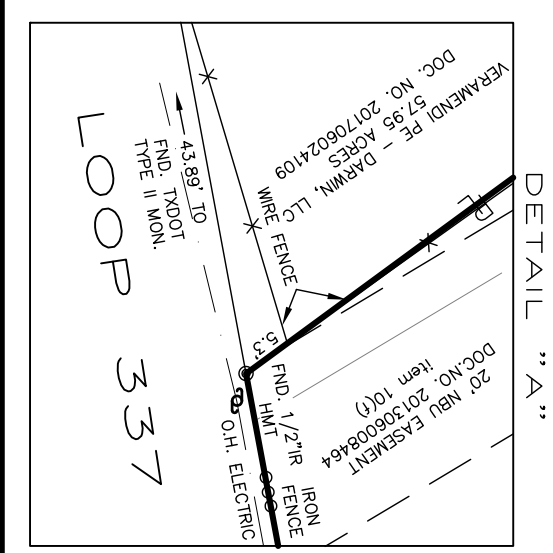
Thence N 50° 32' 14" E, 600.89 feet along the northwest line of said 9.839 acre tract, being a southeast line of said 57.95 acre tract, to a 3/4" iron rod in concrete found in the southwest line of River Road at the north corner of said 9.839 acre tract and this tract, being an east corner of said 57.95 acre tract;

Thence S 07° 52' 07" E, 164.14 feet to a 1x4001 Type II concrete monument found at a cut off line on the north line of Loop 337, being a southeast corner of this tract;

Thence S 50° 32' 53" W, 82.58 feet along said cut off line between the west line of Loop 337 and the north line of River Road, being a southeast corner of said 9.753 acres of land according to a survey made on the ground.

LEGEND

- = SIGN
- = UTILITY POLE
- = IRON ROD
- = CHAINLINK FENCE
- = OVERHEAD ELECTRIC LINE
- = CABLE FENCE
- = IRON FENCE
- = WASTE WATER VALVE
- = WATER LINE



LOOP 337
 R.O.W. VARIES MINIMUM 220'
 MAP NO. 216-1-6