

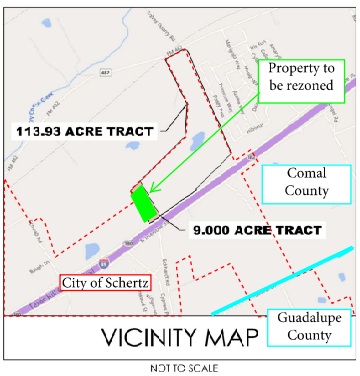
Property Owners
within 200 feet

Property within 200 feet #2:
Land Use: Vacant
Zoning: Out of City Limits (DVL)
Subdivision Name: A-182 SUR 258 U
C M GAHAGAN, Acres 7.96
Owner Name: Sandra Reeh
Property Address: 0 FM 482
New Braunfels, Texas
Property ID: 75480
Recording Information: U806003256

Property within 200 Feet #1:
Land Use: Vacant
Zoning: Partially Zoned GB,
Partially Zoned DVL
Subdivision Name: A-182 SUR
-258 C M GAHAGAN, Acres
45.063
Owner Name: Howard & Alice
Schaefer
Property Address: 0 S IH 35
Schertz, Texas
Property ID: 75468
Recording Information:
9606025648

82.09 ACRE TRACT
DOCUMENT NO. 194506071636
VOL. 84 PG. 451-492
O.P.R.C.C.T.

- LEGEND**
- PROPERTY LINE
 - - - EXISTING BOUNDARY
 - - - EXISTING EASEMENT
 - - - FENCE LINE (AS NOTED)
 - FOUND 1/2" IRON ROD
 - SET 1/2" IRON ROD WITH GREEN PLASTIC CAP "UP ENG & SURVEY"
 - BOLLARD
 - WATERLINE MANHOLE
 - TELEPHONE PEDESTAL
 - POWER POLE
 - VOL. = VOLUME
 - R.O.W. = RIGHT OF WAY
 - P.O.R. = POINT OF REFERENCE
 - C.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
 - D.P.R.C.C.T. = DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS



FIELD NOTE DESCRIPTION
A NETS AND BOUNDS DESCRIPTION OF A 9.0000 ACRE (392,043 SQ. FT.) TRACT OF LAND, OUT OF 113.93 ACRE TRACT, RECORDED IN DOCUMENT NO. 20080606653, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS O.P.R.C.C.T., BEING SHOWN WITHIN THE C. M. GAHAGAN IR SURVEY NO. 258, ABSTRACT NO. 152, SITUATED IN COMAL COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: AT A FOUND 1/2" IRON ROD, ON THE SOUTHWEST CORNER OF A 8.75 ACRE TRACT, RECORDED IN DOCUMENT NO. 99860255 (O.P.R.C.C.T.), BEING A POINT ON THE NORTH-EAST BOUNDARY LINE OF A 82.09 ACRE TRACT RECORDED IN VOLUME 84, PAGES 49-492 (O.P.R.C.C.T.), THE WEST CORNER OF THE AFOREMENTIONED 113.93 ACRE TRACT, AND THE HEREIN DESCRIBED TRACT, HAVING A STATE PLANE GRID COORDINATE NAD 83, TEXAS SOUTH CENTRAL ZONE, (N: 13,752,638.43, E: 2,272,663.98).

THENCE: NORTH 45°22'33" EAST, DEPARTING THE NORTHEAST LINE OF THE AFOREMENTIONED 82.09 ACRE TRACT, ALONG AND WITH THE SOUTHEAST LINE OF 8.75 ACRE TRACT, A DISTANCE OF 753.1 FEET TO A SET 1/2" IRON ROD WITH A PLASTIC GREEN CAP MARKED "UP ENG & SURVEY", THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE: SOUTH 30°05'25" EAST, DEPARTING THE SOUTHEAST LINE OF THE AFOREMENTIONED 8.75 ACRE TRACT, A DISTANCE OF 1,038.8 FEET TO A SET 1/2" IRON ROD WITH A PLASTIC GREEN CAP MARKED "UP ENG & SURVEY", ON THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35, A VARIABLE WIDTH RIGHT-OF-WAY (MINIMUM 300' WIDTH) THE EAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND 1/2" IRON ROD BEARS NORTH 50°21'11" EAST, A DISTANCE OF 1,229.37 FEET FOR REFERENCE.

THENCE: SOUTH 84°21'11" WEST, ALONG AND WITH THE NORTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 35, A DISTANCE OF 326.6 FEET TO A SET 1/2" IRON ROD WITH A PLASTIC GREEN CAP MARKED "UP ENG & SURVEY", THE EAST CORNER OF 82.09 ACRE TRACT, THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE: NORTH 30°05'25" WEST, DEPARTING THE NORTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 35, ALONG AND WITH THE NORTHEAST LINE OF 82.09 ACRE TRACT, A DISTANCE OF 392,043 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.000 ACRES (392,043 SQ. FT.) MORE OR LESS.

- GENERAL NOTES:**
- INSTRUMENT NUMBER REFERENCE: DOCUMENT NO. 20080606653 OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
 - BEARING BASIS = TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204 NORTH AMERICAN DATUM OF 1983 (2011), U.S. SURVEY FEET
 - SUBJECT PROPERTY CONTAINS: 9.000 (392,043 SQ. FT.) ACRE TRACT OUT OF A 113.93 ACRE TRACT
 - THIS SURVEY WAS COMPLETED USING TITLE COMMITMENT OF NO. ATD-154-600154210C254 WITH AN EFFECTIVE DATE OF SEPTEMBER 1, 2021 AT 8:00 A.M., ISSUED DATE OF SEPTEMBER 10, 2021 AT 8:00 A.M., PROVIDED BY ALAMO TITLE COMPANY.
 - No 100-year Floodplain exists on this property.
 - First 400 feet of Property shall remain zoned GB, approximately 3.34 acres.
 - Remaining Property shall be zoned GB-2, approximately 5.66 acres.

CERTIFICATION
THE UNDERSIGNED HEREBY CERTIFIES TO DUFF REAL ESTATE, LLC, THAT HE IS A DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, AND FURTHER THAT THIS PLAN OF SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON HAS BEEN PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY BY ME AND/OR EMPLOYEES UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, NO VISIBLE ENCROACHMENTS HAVE BEEN FOUND EXCEPT AS NOTED ON THIS ZONING SURVEY.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A SPECIFICATIONS FOR A TSPS CATEGORY 1A, CONDITION 1, LAND TITLE SURVEY.

Adrian E. Reyes
ADRIAN E. REYES F.P.L.S., Texas No. 5826
Date: 12/22/2021

PROJECT NO.	310.00	REVISIONS	
CHECKED:	A. REYES		
DRAWN:	SGP		
FIELD CREW:	W. SANCHEZ		
FIELD WORK DATE:	12/15/2021		

PREPARED FOR:
DUFF REAL ESTATE, LLC

SCALE: 1" = 100'

100 50 0 100

ISPS Category 1A, Comal County, Texas
Land Title Survey of a
9.000 Acre (392,043 Sq. Ft.) Tract
Comal County, Texas

UP
ENGINEERING + SURVEYING
11903 JONES MALTSBERGER RD, SUITE 102
DALLAS, TEXAS 75244
WWW.ENGINEERINGUP.COM
DATE: DEC. 22, 2021

SHEET NUMBER
1 of 1

\\msnsm\cposon\LP\Engineering_Proj\310 - 8 Acre Tract @ Schertz (Survey)\Data\06 Survey\Email and Drafting\310\Title\Land Title Survey\310 - 9 Acre Tract - ISPS\Survey.dwg 2021/12/22 11:01 am