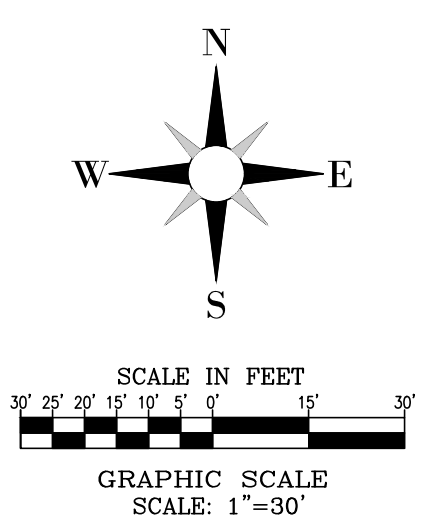




STREET ADDRESS  
0 FM 1044  
NEW BRAUNFELS, TEXAS 78130  
COMAL COUNTY, TEXAS

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT
C1	279.41	1969.86'	87°07'37"	279.17'	N20°37'21"W	139.94'
C2	278.30	1949.86'	87°10'48"	278.06'	N20°35'45"W	139.90'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S25°13'45"E	60.50'
L2	S64°32'40"W	34.26'
L3	N24°55'32"W	83.34'
L4	S68°23'00"W	20.08'
L5	N24°55'32"W	89.25'
L6	N56°23'56"E	20.23'



LOCATION MAP  
NOT TO SCALE

JOHN THOMPSON SURVEY NO. 21  
ABSTRACT NO. 308  
COMAL COUNTY, TEXAS

FIRST ASSEMBLY OF GOD  
OF NEW BRAUNFELS  
(5.01 AC.)  
DOC. NO. 20016003931  
O.P.R.C.C.T.

MORNINGSIDE CONGREGATION  
OF JEWELERS WITNESSES  
OF NEW BRAUNFELS, TX, INC.  
(2.95 AC.)  
DOC. NO. 2016023710  
O.P.R.C.C.T.

LOT 5  
HENK SUBDIVISION  
UNIT ONE  
VOL. 4, PG. 5  
M.P.R.C.C.T.

NEW BRAUNFELS ISLAMIC CENTER INC.  
LOT 4, BLOCK 3  
DOC. NO. 202006012804  
O.P.R.C.C.T.

LOT 4, BLOCK 3  
HENK SUBDIVISION  
UNIT TWO  
VOL. 5, PG. 51  
M.P.R.C.C.T.

ELEVATED STORAGE TANK  
0.581 ACRES  
25,323 SQ. FT.

3.851 ACRES  
167,769 SQ. FT.  
THE CITY OF NEW BRAUNFELS  
4.016 ACRES  
DOC. NO. 200806042560  
O.P.R.C.C.T.

LOT 1, BLOCK 1  
CITY PARK ON 1044  
DOC. NO. 201606027216  
M.P.R.C.C.T.

CITY OF NEW BRAUNFELS  
PARCEL 5  
(23.672 AC.)  
DOC. NO. 200806041112  
O.P.R.C.C.T.

**SYMBOL LEGEND:**

- 1/2 Inch Iron Rod with Yellow Plastic Cap "BASELINE CORP."
- 1/2 Inch Iron Rod Found
- 1/2 Inch Iron Rod Found with Orange Plastics Cap "URBAN CIVIL"
- 1/2 Inch Iron Rod Found with Yellow Plastic Cap "4060"
- 1/2 Inch Iron Rod Found with Yellow Cap "HOLLMIG ENG"
- ⊙ Control Point
- ⊙ Post
- ⊙ Power Pole
- ⊙ Anchor Guy Wire
- ⊙ Water Valve
- ⊙ Water Meter
- ⊙ Irrigation Valve
- ⊙ Fire Hydrant
- ⊙ Sanitary Sewer Manhole
- ⊙ Mail Box
- ⊙ Gate
- Sign

**SURFACE HATCH**

- Concrete
- Gravel Path
- Asphalt
- Limits of Spoil Piles
- Landscape

**KEY LEGEND:**

- Fence - Wire
- SF Silt Fence
- Limits of Spoil Sites
- Overhead Anchor Wire
- OHE Overhead Electric
- Property Line
- Easement

**TITLE COMMITMENT:**

FIDELITY NATIONAL TITLE INSURANCE COMPANY  
GF No. 24-0189-C  
Effective Date: January 23, 2024, 8:00 am  
Issued Date: January 29, 8:00 am

This Survey was prepared in reference to the above Title Commitment and is certified to the parties hereon for this transaction only and not intended for any subsequent transactions. It does not constitute a title search by the surveyor. All information regarding record easements, adjoiners, and other documents that might affect the quality of a title to the tract shown hereon was gained from the Title Commitment.

The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):

- 10a. Rights of parties in possession. (Owner's Policy Only) This exception may be deleted at the request of the proposed insured, upon a physical inspection by the Title Company and payment of its reasonable and actual costs therefor.
- 10b. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- 10c. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land. The term "encroachment" includes encroachment of existing improvements located on the land onto adjoining land, and encroachments on the land of existing improvements located on adjoining land. In the event of a conflict between this exception and Covered Risk "1.(c)", this exception shall control. (Applies to Owner's Policy only)
- 10d. Rights of tenants in possession under unrecorded leases or rental agreements.
- 10e. All conveyances, contracts, deeds, reservations, exceptions, limitations, leases, and similar interests in or to any geothermal energy and associated resources below the surface of land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not, all as provided by Section 2703.056 (a) of the Texas Insurance Code.
- 10f. 20' utility easement along the westerly (street side) property line as shown on Plat recorded in Document No. 201606027216, of the Map and Plat Records of Comal County, Texas.
- 10g. 20' wide utility easements called No. 1, No. 2, and No.3, along portions of the westerly (street side) property line as shown on Plat recorded in Document No. 201606027216, of the Map and Plat Records of Comal County, Texas.
- 10h. Utilities will possess a 5' wide service easement to the building structure along the service line to the service entrance, this easement will vary depending upon location of building structure and service, as stated on Plat recorded in Document No. 201606027216, of the Map and Plat Records of Comal County, Texas.
- 10i. Easement executed by Bruno Henk and Karoline Henk, to Comal Power Co., dated February 28, 1925, recorded in Volume 51, Page 228, of the Deed Records of Comal County, Texas. **DOES NOT AFFECT**
- 10j. Easement executed by Bruno Henk, to The Texas Pipe Line Company, dated January 7, 1929, recorded in Volume 56, Page 180, of the Deed Records, and further affected by Volume 103, Page 524, Volume 122, Page 567, and Volume 347, Page 512, of the Deed Records of Comal County, Texas. **DOES NOT AFFECT**
- 10k. Easement executed by Bruno Henk, to Texas-Louisiana Pipe Line Corp., dated December 2, 1930, recorded in Volume 59, Page 21, of the Deed Records of Comal County, Texas. **DOES NOT AFFECT**
- 10l. Easement executed by Erwin P. Henk, to City of New Braunfels (Utilities), dated November 15, 1984, recorded in Volume 420, Page 364, of the Deed Records of Comal County, Texas.
- 10m. Easement executed by Erwin P. Henk, to The Texas Pipe Line Company, dated June 4, 1986, recorded in Volume 515, Page 177, of the Deed Records of Comal County, Texas. **DOES NOT AFFECT**
- 10n. Easement executed by Erwin P. Henk and Sophie Henk, to City of New Braunfels (Utilities), dated October 7, 1986, recorded in Volume 538, Page 389, of the Deed Records of Comal County, Texas. **DOES NOT AFFECT**
- 10o. Easement executed by Erwin P. Henk and Sophie Henk, to City of New Braunfels (Utilities), dated September 13, 1989, recorded in Volume 692, Page 265, of the Deed Records of Comal County, Texas.
- 10p. Easement executed by Erwin P. Henk, to Southwestern Bell Telephone Company, dated November 26, 1996, recorded in Document No. 9606023862, of the Official Records of Comal County, Texas. **DOES NOT AFFECT**
- 10q. Easement executed by the City of New Braunfels, to New Braunfels Utilities, dated June 30, 2009, recorded in Document No. 200906031113, of the Official Public Records of Comal County, Texas.
- 10r. Terms, conditions, and stipulations in that certain Agreement Regarding Drainage, by and between Fred Heimer and the City of New Braunfels, as recorded in Document No. 200805041107, of the Official Public Records of Comal County, Texas. **NOT A SURVEY MATTER**

**NOTES**

1. SURVEY IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH-CENTRAL ZONE 4204, NORTH AMERICAN DATUM OF 1983(2011) EPOCH 2010.00. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. COORDINATES WERE ADJUSTED FROM STATE PLANE GRID TO SURFACE USING A SCALED ADJUSTMENT FACTOR OF 1.00015. (RECIPROCAL OF 1.00015=0.9998500225)
  2. FIELD WORK ON REFERENCED PROJECT WAS SURVEYED ON NOVEMBER 15, 16 AND 20, 2023 AND JANUARY 29, 2024.
- \*O.P.R.C.C.T.=OFFICIAL PUBLIC RECORDS OF COMAL COUNTY TEXAS  
\*M.P.R.C.C.T.=MAP AND PLAT RECORDS OF COMAL COUNTY TEXAS

**Surveyor's Certificate:**

We, Baseline Corporation, have made an on the ground field survey, under my direction and supervision, of the property legally described herein; observable, aboveground evidences of buildings, structures and other improvements situated on the premises have been shown; said property has been surveyed from a dedicated roadway. This Survey complies with the Manual of Practice for a Category 1A Land Title Survey.

**Preliminary, this document shall not be used for any purpose and shall not be used as a final survey document.**  
Date: April 19, 2024

HENRY A. KUEHLEM, R.P.L.S.  
STATE OF TEXAS  
LICENSE NO. 4020

**FLOOD NOTE:**  
THIS PROPERTY IS LOCATED WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN", BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP FOR COMAL COUNTY, TEXAS AND INCORPORATED AREAS, PANEL 445 OF 505, MAP NUMBER 48091C445F, EFFECTIVE DATE SEPTEMBER 2, 2009.

DATE	DESCRIPTION

**CATEGORY 1A  
LAND TITLE SURVEY**

LEGAL DESCRIPTION:  
0.581 Acres out of Lot 1, Block 1, City Park on 1044, as recorded in Document Number 20160602216 of the Map and Plat Records of Comal County, Texas

DRAWN BY: M.H.	SCALE: 1" = 30'	JOB NO: 230000077.000.2
CHK'D. BY: H.A.K.	DATE: APRIL 2024	SHEET: 1 OF 1

4/18/2024 2:55 PM J:\Fremont\1220000671.000\_NBI\FM\_1044\_EST\_CIV\_Park\_Site\8.00\_Survey\8.02\_CADD\8.02.2.dwg(Plt) Plt\_1A\_081\_Ac\_EST\_Site.dwg