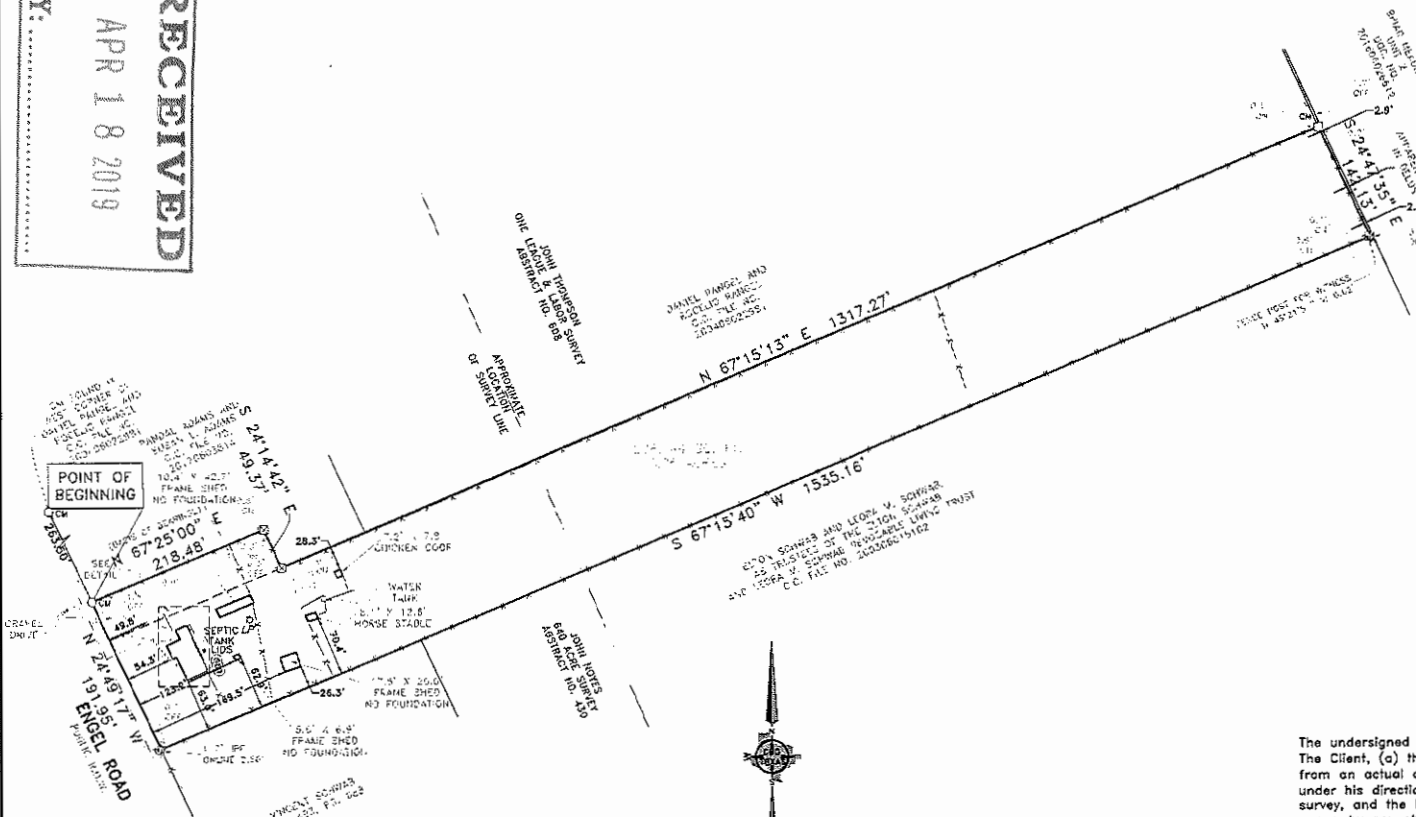


# SURVEY OF SUBJECT PROPERTY

**RECEIVED**  
 APR 18 2019  
 BY: \_\_\_\_\_



**471 & 491 Engel Road**

Being a tract of land situated in the John Thompson one league and labor Survey, Abstract No. 608 and the John Noyes 640 Acre Survey, Abstract No. 430, Comal County, Texas, same being that tract of land conveyed to The Melvin G. Voigt and Helen F. Voigt Revocable Living Trust, by deeds recorded in Document Nos: 9806030189 and 9806030180, Real Property Records of Comal County, Texas, and being more particularly described by mates and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found for corner, said corner being the South corner of that tract of land conveyed to Randal Adams and Susan L. Adams, by deed recorded in County Clerk File No. 20170603814, Real Property Records of Comal County, Texas and lying along the Northeast line of Engel Road (public right-of-way);

**THENCE** North 67 degrees 25 minutes 00 seconds East, along a Southeast line of said Adams tract, a distance of 218.48 feet to a 60d nail found for corner;

**THENCE** South 24 degrees 14 minutes 42 seconds East, along a Southwest line of said Adams tract, a distance of 49.37 feet to a 60d nail found for corner;

**THENCE** North 67 degrees 15 minutes 13 seconds East, along a Southeast line of said Adams tract, a distance of 1317.27 feet to a fence post found for corner, said corner being the East corner of that tract of land conveyed to Daniel Rangel and Regelia Rangel, by deed recorded in County Clerk File No. 200406022981, Real Property Records of Comal County, Texas;

**THENCE** South 24 degrees 47 minutes 35 seconds East, a distance of 142.13 feet to a point for corner, said corner being the North corner of that tract of land conveyed to Elton Schwab and Leora M. Schwab, as Trustees of Elton Schwab and Leora M. Schwab Revocable Living Trust, by deed recorded in County Clerk File No. 200306015102, Real Property Records of Comal County, Texas, from which a fence post found bears North 49 degrees 21 minutes 51 seconds West, a distance of 0.62 feet for witness;

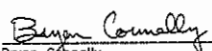
**THENCE** South 67 degrees 15 minutes 40 seconds West, along the Northwest line of said Schwab tract (200306015102), a distance of 1535.16 feet to a point for corner, said corner being the West corner of that tract of land conveyed to Vincent Schwab, by deed recorded in Volume 493, Page 688, Deed Records of Comal County, Texas and lying along the Northeast line of aforementioned Engel Road, from which a 1/2 inch iron rod found online in a Northwesterly direction at a distance of 2.50 feet for reference;

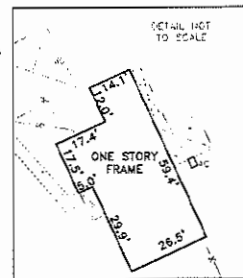
**THENCE** North 24 degrees 49 minutes 17 seconds West, along the Northeast line of said Engel Road, a distance of 191.95 feet to the **POINT OF BEGINNING** and containing 228,744 square feet or 5.25 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (Bryan Connally) hereby certifies to The Client, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 9th day of April, 2019

  
 Bryan Connally  
 Registered Professional Land Surveyor No. 5513



NOTE: According to the F.I.R.M. in Map No. 48081C0445F, this property does lie in Zone X and does not lie within the 100 year flood zone.


ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

NOTES:  
 BEARINGS ARE BASED ON DEED RECORDED IN DOC. NO. 9806030180.  
 EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

REVISIONS		
DATE	BY	NOTES

LEGEND	
○ 1/2" IRON ROD FOUND	PE - POOL EQUIPMENT
○ 1/2" IRON ROD SET	■ COLUMNS
○ 1" IRON PIPE FOUND	AC - AIR CONDITIONING
□ FENCE POST CORNER	⊕ FIRE HYDRANT
⊕ 60d NAIL FOUND	— GAS - GAS
⊕ 5/8" ROD FOUND	— OVERHEAD ELECTRIC SERVICE
▲ UNDERGROUND ELECTRIC	— OVERHEAD ELECTRIC
▲ POWER POLE	— CONCRETE PAVING
▲ CRACKS	— DOUBLE SIDED WOOD FENCE
▲ CRACKS	— CRACKS
▲ CRACKS	— CRACKS



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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 100'	04/09/19	1906233	N/A	MARIA

## METES AND BOUNDS

JOHN THOMPSON ONE LEAGUE & LABOR SURVEY, ABSTRACT NO. 608  
 AND THE JOHN NOYES 640 ACRE SURVEY, ABSTRACT NO. 430

COMAL COUNTY, TEXAS

471 & 491 ENGEL ROAD