



ISO 9001:2015 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

2806 W. Bitters Road, Suite 218 • San Antonio, Texas 78248 • Phone (210) 641-9999

**FIELD NOTES
FOR
PARCEL 2 – CONTINENTAL AUTONOMOUS MOBILITY US LLC
KOHLENBERG ROAD R.O.W.
2.153 Acres (93,798 Square Foot)**

Being a 2.153 acre (93,798 square foot) tract of land in the A.M. Esnaurizar Survey No. 98, of Comal County, Texas, and being out of Lot 1, Block 1 of the Continental Nautilus Subdivision as shown on the plat recorded in Document No. 202106015426 of the Official Map Records (O.M.R.C.C.) of Comal County, Texas; said 2.153 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at ½" iron rod found in the existing southwest right-of-way (ROW) line of Kohlenberg Road (variable width ROW) at the north corner of Lot 1, Block 1 of the above described subdivision;

THENCE S 44°38'41" E, with said southwest ROW of Kohlenberg Road, for a distance of 1470.67 feet to a found ½" iron rod with Sherwood cap at the east corner of Lot 1, Block 1;

THENCE S 42°42'02" W with the southeast line of Lot 1, Block 1 for a distance of 64.35 feet to a set 5/8" iron rod with aluminum cap stamped "TxDOT ROW", a second ½" iron rod found at the south corner of Lot 1, Block 1 bears S 42°42'02" W – 1306.42 feet;

THENCE N 44°36'02" W through the Lot 1, Block 1 for a distance of 1473.61 feet to a set 5/8" iron rod with aluminum cap stamped "TxDOT ROW" on the northwest line of Lot 1, Block 1;

THENCE N 45°19'10" E, with said northwest line for a distance of 63.15 feet to the **POINT OF BEGINNING**, and containing 2.153 acres (93,798 square foot) of land, more or less

- Bearings source is between the first two ½" iron rods found on the southwest ROW line of Kohlenberg Road described above, and shown as S 44°38'41" E as derived from GPS observation based on NAD 83(2011), Texas State Plane Coordinate System - South Central Zone (4203).

I hereby certify that this description conforms to the minimum standards set forth by the Texas Board of Professional Engineers and Land Surveyors according to an actual survey made on the ground by employees of KCI Technologies.”

Date: *October 23, 2024*

Gary B Neill

Gary B. Neill
R.P.L.S. #3964
Firm No. 101943-65



Warning: Only those copies with the Signature and Seal in red should be relied upon.

CONB Kohlenberg
Project Number: 45E0619602
00002476_00004.004

A.M. ESNAURIZAR SURVEY
ABSTRACT NO. 98

KOHLBERG ROAD
(VARIABLE WIDTH ROW)

BEARING REFERENCE
S44°38'41"E 1470.67'

EXISTING ROW N44°36'02"W 1473.61'

PROPOSED ROW N44°36'02"W 1473.61'

POINT OF BEGINNING

WIRE FENCE

PROPOSED MONUMENT

EXISTING ROW N44°38'41"E 347.78'

PROPOSED MONUMENT

LYNN WOHLFAHRT
34.629 ACRES
REMAINDER OF
92.49 ACRES
DOC. NO. 200306025956
O.P.R.C.C.

30" NBU ELECTRIC EASEMENT
DOC. NO. 202106015428
O.M.R.C.C.

LOT 1, BLOCK 1 CONTINENTAL
NAUTILUS SUBDIVISION
DOC. NO. 202106015426
O.M.R.C.C.

CONTINENTAL AUTONOMOUS
MOBILITY US LLC
DOC. NO. 202206033844
O.P.R.C.C.

50' GAS LINE EASEMENT
VOL. 119 PG. 572 O.P.R.C.C.

16.00'

N42°42'02"E 1306.42'

N45°19'10"E 1307.72'

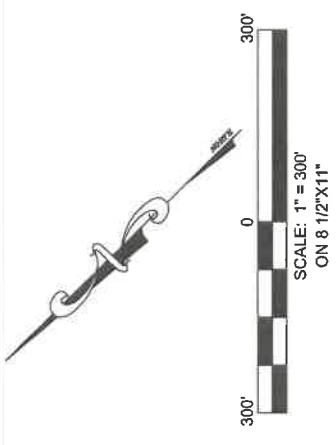
1533.30'

N44°42'13"W 1533.30'

PARENT TRACT INSET FOR
PARCEL NO. 2

REVISIONS

REV 1: 01/16/2025 LAST NAME



LEGEND

- PROPOSED R.O.W. LINE
- EXISTING R.O.W. LINE
- PROPERTY LINE
- SURVEY LINE
- FENCE LINE
- O.P.R.C.C. - OFFICIAL PUBLIC RECORDS
COMAL COUNTY
- O.M.R.C.C. - OFFICIAL MAP RECORDS
COMAL COUNTY
- D.R.C.C. - DEED RECORDS
COMAL COUNTY
- UT - UNDERGROUND TELEPHONE
- P.U.E. - UTILITY EASEMENT
- S.B.L. - SETBACK LINE
- UG. - UNDERGROUND GAS
- PBX - ELECTRIC PULL BOX
- CMP - CORRUGATED METAL PIPE
- P.P. - POWER POLE
- 5/8-INCH IRON ROD WITH ALUMINUM CAP
- STAMPED "TXDOT R.O.W." SET, UNLESS OTHERWISE NOTED.
- TXDOT ROW MARKER FOUND (DM TYPE II)
- TXDOT ROW MARKER FOUND (DM TYPE III)
- TXDOT ROW MARKER FOUND (CONC MON TYPE I)
- 1/2" IRON ROD FOUND UNLESS OTHERWISE DESCRIBED AS NOTED
- 1/2" IRON ROD WITH SHERWOOD ID CAP FOUND
- 1/2" IRON ROD SET WITH KCI CAP

LYNN WOHLFAHRT
34.629 ACRES
REMAINDER OF
92.49 ACRES
DOC. NO. 200306025956
O.P.R.C.C.

30" NBU ELECTRIC EASEMENT
DOC. NO. 202106015428
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LOT 1, BLOCK 1 CONTINENTAL
NAUTILUS SUBDIVISION
DOC. NO. 202106015426
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CONTINENTAL AUTONOMOUS
MOBILITY US LLC
DOC. NO. 202206033844
O.P.R.C.C.

50' GAS LINE EASEMENT
VOL. 119 PG. 572 O.P.R.C.C.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S42°42'02"W	64.35'
L2	N45°19'10"E	63.15'



I HEREBY CERTIFY THAT THIS SURVEY
WAS PERFORMED ON THE GROUND UNDER
MY SUPERVISION AND THAT THIS PARCEL
PLAT REPRESENTS THE FACTS AS FOUND
AT THE TIME OF THE SURVEY.

Gary B. Neill 10/23/2024
DATE
GARY B. NEILL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 3964

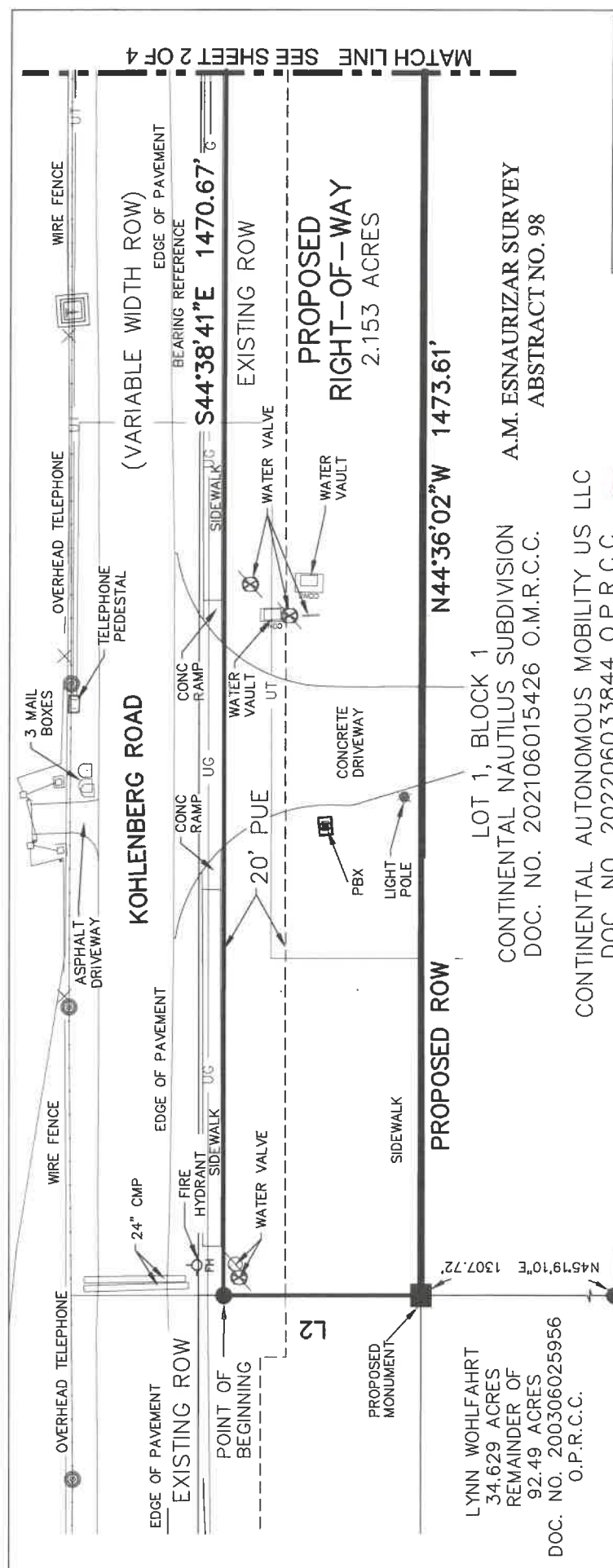
PARENT TRACT INSET FOR
PARCEL NO. 2

AREA TABLE (ACRES)		
EXISTING AC.	TAKING AC./S.F.	REMAINDER AC.
47.227	2.153	45.074
PER PLAT	93.798	



KCI TECHNOLOGIES, INC.
2866 W. BIRTERS ROAD
SUITE 100
SAN ANGELO, TEXAS 76901
PHONE (210) 841-0099
FAX (210) 841-0440
REGISTRATION #F-10073 / #FID104546

PARCEL PLAT
SHOWING
PARCEL NO. 2
KOHLBERG ROAD
COMAL COUNTY



REVISIONS	
REV 1:	01/16/2025
LAST NAME	

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L2	N45°19'10"E	63.15'

AREA TABLE (ACRES)			
EXISTING AC.	TAKING AC./S.F.	REMAINDER AC.	RIGHT
47.227	2.153		45.074
PER PLAT		93.798	

KCI TECHNOLOGIES, INC.
2808 W. BITTERS ROAD
SAN ANTONIO, TEXAS 78248
PHONE: (210) 841-4440
FAX: (210) 841-4440
REGISTRATION #10573 / 10184366

PARCEL PLAT
SHOWING
PARCEL NO. 2
KOHLENBERG ROAD
COMAL COUNTY
PAGE 1 OF 4
SCALE: 1" = 50'



I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

Gary B. Neill 10/23/2024
DATE
GARY B. NEILL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 3964

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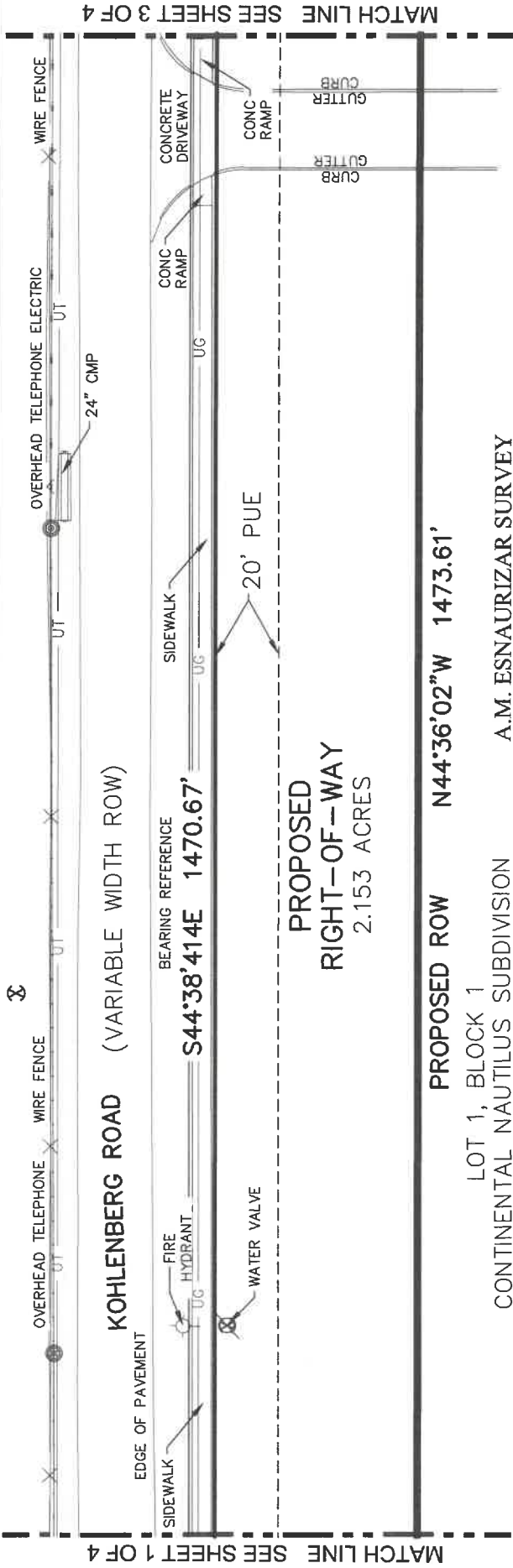
- NOTES:
- ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, (4203), NORTH AMERICAN DATUM OF 1983 (NAD 83). ALL COORDINATES SHOWN ARE SURFACE COORDINATES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TXDOT SCALE FACTOR OF 1.00014.
 - FIELD SURVEYS WERE COMPLETED IN JULY 3, 2024. MONUMENTS SET OCTOBER 14, 2024
 - SURVEY LINES SHOWN ARE APPROXIMATE AND BASED ON THE BEST AVAILABLE INFORMATION.
 - REMAINDER AC. (ACREAGE) AREAS ARE THE DIFFERENCE BETWEEN THE RECORD DEED DESCRIPTION'S AREAS OR THEIR REMAINDERS (PER THE DOCUMENT NO. SHOWN) AND THE MEASURED AREA OF THE PROPOSED RIGHT OF WAY.

LYNN WOHLFAHRT
34.629 ACRES
REMAINDER OF
92.49 ACRES
DOC. NO. 200306025956
O.P.R.C.C.

LOT 1, BLOCK 1
CONTINENTAL NAUTILUS SUBDIVISION
DOC. NO. 202106015426 O.M.R.C.C.

A.M. ESNAURIZAR SURVEY
ABSTRACT NO. 98

CONTINENTAL AUTONOMOUS MOBILITY US LLC
DOC. NO. 202206033844 O.P.R.C.C.



MATCH LINE SEE SHEET 1 OF 4

MATCH LINE SEE SHEET 3 OF 4

PROPOSED
RIGHT-OF-WAY
2.153 ACRES

PROPOSED ROW N44°36'02"W 1473.61'

LOT 1, BLOCK 1
CONTINENTAL NAUTILUS SUBDIVISION
DOC. NO. 202106015426 O.M.R.C.C.
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NOTES:

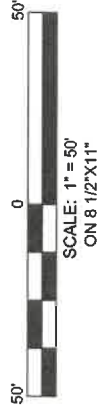
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I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

Gary B. Neill 10/23/2024
DATE
GARY B. NEILL
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TEXAS REGISTRATION NO. 3964

REVISIONS	
REV 1: 01/16/2025	BEARING

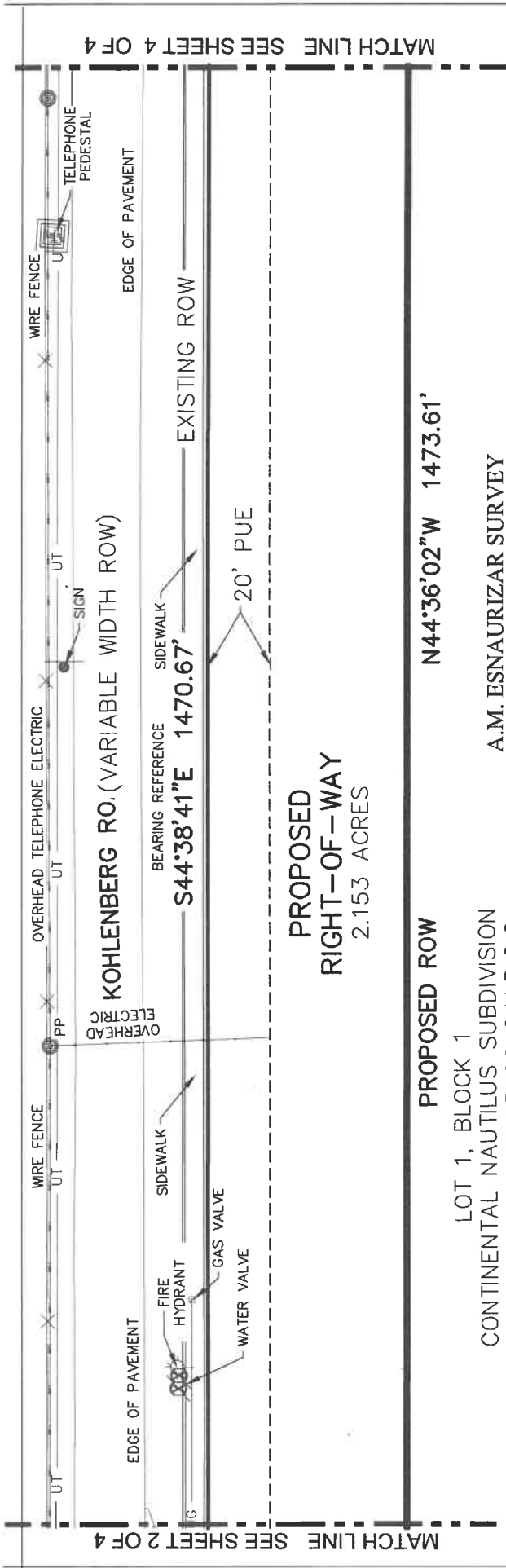


AREA TABLE (ACRES)	
EXISTING AC.	REMAINDER AC.
47.227 PER PLAT	LEFT 45.074

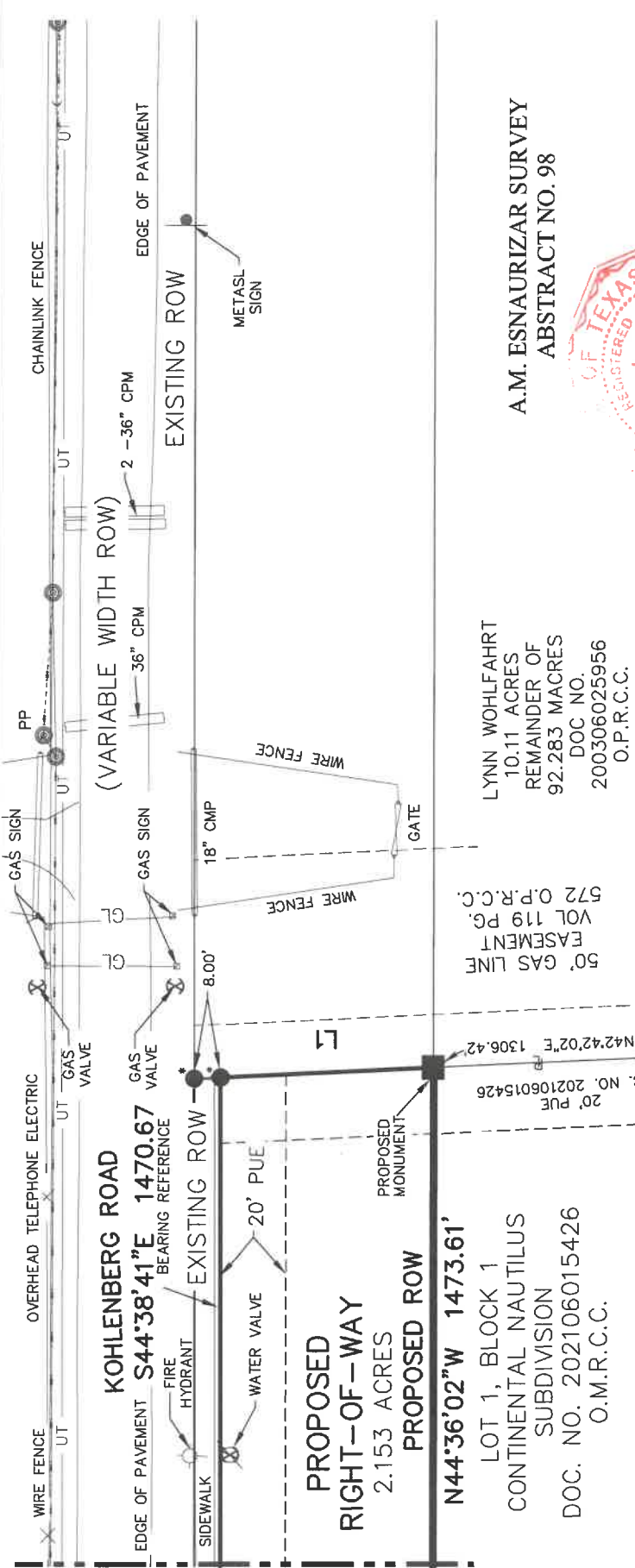
KCI TECHNOLOGIES, INC.
2508 W. BITTERS ROAD
SAN ANTONIO, TEXAS 78249
PH: (210) 841-4400
FAX: (210) 841-4400
REGISTRATION # 10971 / # 0194346

PARCEL PLAT
SHOWING

PARCEL NO. 2
KOHLENBERG ROAD
COMAL COUNTY



SEE SHEET 3 OF 4



CONTINENTAL AUTONOMOUS
MOBILITY US LLC
DOC. NO. 202206033844
O.P.R.C.C.

LOT 1, BLOCK 1
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SUBDIVISION
DOC. NO. 202106015426
O.M.R.C.C.

50' GAS LINE
EASEMENT
VOL 119 PG.
572 O.P.R.C.C.

LYNN WOHLFAHRT
10.11 ACRES
REMAINDER OF
92.283 MACRES
DOC NO.
200306025956
O.P.R.C.C.

A.M. ESNAURIZAR SURVEY
ABSTRACT NO. 98

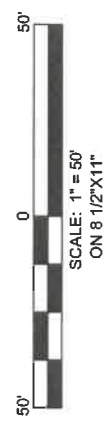


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KCI TECHNOLOGIES, INC.
2008 W. BITTERS ROAD
SUITE 100
PHOENIX, AZ 85027
PHONE (602) 641-0989
FAX (602) 641-0940
REGISTRATION #10737/01019456

PARCEL PLAT
SHOWING

PARCEL NO. 2
KOHLENBERG ROAD
COMAL COUNTY