

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF NEW BRAUNFELS, TEXAS, AUTHORIZING THE ACQUISITION IN FEE SIMPLE OF A TRACT OF LAND GENERALLY DEPICTED IN EXHIBITS “A”, WHICH IS ATTACHED HERETO AND IS INCORPORATED HEREIN FOR ALL PURPOSES, AS PART OF THE KOHLENBERG ROAD IMPROVEMENTS PROJECT. SUCH ACQUISITIONS ARE NECESSARY TO ADVANCE AND ACHIEVE THE PUBLIC USES OF IMPROVING PEDESTRIAN SAFETY AND ADA ACCESSIBILITY BY PROVIDING SIDEWALKS ON BOTH SIDES OF THE ROAD; PROVIDING CONNECTIVITY TO MULTIPLE RESIDENTIAL AND COMMERCIAL AREAS; AND BUILDING ROAD IMPROVEMENTS TO ALLEVIATE TRAFFIC CONGESTION. THIS RESOLUTION AUTHORIZES THE INSTITUTION OF CONDEMNATION PROCEEDINGS TO ACQUIRE THE NECESSARY LAND RIGHTS TO THE EXTENT NEGOTIATIONS ARE UNSUCCESSFUL.

WHEREAS, the City of New Braunfels, Texas (“City”) has determined that a tract of privately owned land described in **Exhibit “A”** must be acquired in fee simple interest, for the construction of the Kohlenberg Road Improvements Project (the “Project”); and

WHEREAS, the acquisition of such property is necessary to complete the Project, to advance and achieve the public uses of improving pedestrian safety and ADA accessibility by providing sidewalks on both sides of the road; providing connectivity to multiple residential and commercial areas; and building road improvements to alleviate traffic congestion; and

WHEREAS, the Project is in the best interest of the health, safety, and welfare of the public;

WHEREAS, the City has been unable to acquire said land by negotiation and/or further negotiations may become futile, and therefore, the City may be compelled to exercise its power of eminent domain; and

WHEREAS, relating to the acquisition of such land, it may be necessary for the City or one of its agents or contractors to enter upon the property to investigate and survey the needed land so that they may be defined and described with specificity for inclusion in any deed, easement, or, if necessary, as part of any filings to institute proceedings in eminent domain to acquire the necessary land.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS, THAT:

SECTION 1.

The above caption and recitals are incorporated herein for all purposes.

SECTION 2.

The City Council declares a public use and necessity for the City of New Braunfels to acquire fee simple interest of the property described in **Exhibit "A"** for the improvements needed for the Project.

SECTION 3.

The City Council declares that the acquisition of such property is necessary to complete the Project, which has the public uses of improving pedestrian safety and ADA accessibility by providing sidewalks on both sides of the road; providing connectivity to multiple residential and commercial areas; and building road improvements to alleviate traffic congestion.

The City Council authorizes the utilization of the power of eminent domain to acquire the necessary land located in the City of New Braunfels, to the extent that the City is unable to acquire said land by negotiation and/or further negotiations with the landowner become futile.

SECTION 4.

The City Council authorizes its authorized officers or their designees and retained attorneys, to create, execute, and deliver such further documents, instruments, certificates, opinions, consents, pleadings, and other papers, for and on behalf of the City, and to do and cause to be done such further acts and things as may be necessary, appropriate, or advisable to effect the intent of this Resolution, including, but not limited to (a) filing temporary injunctions or other causes of action necessary to obtain access to the property impacted by the acquisitions; (b) performing lineal surveys for metes and bounds purposes and conducting archaeological, species and environmental walk-throughs, inspections and/or testing (including obtaining water and soil samples, if necessary), as required by applicable state and federal laws (collectively the "Preliminary Surveys"), appraising, designing, planning, obtaining title information, and specifying the preparation, location, and routing or re-rerouting of the Project should such become necessary for any reason; (c) entering into good-faith negotiations with the landowner to make bona fide offer for the property; (d) appraising the property; (e) causing eminent domain proceedings to be filed should the bona-fide offer and good-faith negotiations fail; and (f) obtaining, or causing to be applied for and obtained, surety bonds as may be necessary or desirable regarding any eminent domain proceedings hereinabove authorized or any injunctive proceedings necessary or related to or as a condition precedent to any such eminent domain proceedings. Such documents, instruments, certificates, opinions, consents, pleadings, and other papers, and any amendments, supplements, or modifications thereto shall be in such form and contain such terms and conditions, whether material or non-material, as such officers, or any of them, shall deem

necessary, appropriate, or advisable, and all that such officers, their designees, employees, and retained attorneys have done or may do under or by reason of this and any foregoing resolutions are hereby approved, confirmed, and ratified. The City Council finds that it is in the best interest to obtain the fee simple interest (or an easement where necessary) from whomever holds legal and equitable title as identified according to the procedure adopted through this Resolution and if necessary, the Director of Finance is directed to disburse funds in accordance herewith.

SECTION 5.

The determination of necessity to exercise the power of eminent domain in this matter is made according to reason and judgment with due regard and consideration of the relevant facts, circumstances, and alternatives, and the knowledge, which existed at this time. Therefore, the City, acting by and through its contractual eminent domain attorneys, is hereby directed and authorized to institute and prosecute to conclusion all necessary proceedings in eminent domain to condemn the land described herein and to acquire such interest in land if the City is unable to acquire such through negotiation, and to take any other legal action necessary or incidental to such acquisition or eminent domain proceeding to investigate, survey, specify, define, and secure the necessary property right.

All acts and proceedings done or initiated by the employees, agents, and attorneys of the City for the acquisition of such land are hereby authorized, ratified, approved, confirmed and validated and declared to be valid in all respects as of the respective dates of such acts and proceedings, with and in regard to the grantors from whom such land is being purchased or acquired.

SECTION 6.

Severability: If any provision, section, subsection, sentence, clause, or phrase of this Resolution, or the application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Resolution shall not be affected thereby, it being the intent of the Commissioners Court in adopting this Resolution that no portion hereof, or provisions, or regulations contained herein, shall become inoperative or fail by reason of any unconstitutionality or invalidity of any other portion hereof and all provisions of this Resolution are declared to be severable for that purpose.

SECTION 7.

This Resolution shall become effective from and after its passage.

PASSED AND APPROVED this the _____ day of _____, 2025.

Neal Linnartz, Mayor

ATTEST:

Gayle Wilkinson
City Secretary



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 4 – FREDERICK FRUEHOLZ JR.
KOHLENBERG ROAD R.O.W.
2.309 Acres (100,568 Square Foot)**

Being a 2.309 acre (100,568 square foot) tract of land in the A.M. Esnaurizar Survey No. 98, of Comal County, Texas and being out of the called 239.708 acre tract recorded in Document No. 201306045302 of the Official Public Records (O.P.R.C.C.) of Comal County, Texas; and being more specifically out of the called 49.64 acre 1st Parcel of said 239.708 acres recorded as Volume 78, Page 399 - Tr. 2, O.P.R.C.C, said 2.309 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at ½" iron rod found in the existing southwest right-of-way (ROW) line of Kohlenberg Road (variable width ROW); a second found ½" iron rod with Sherwood cap at the south corner 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 bears S 42°42'02" W – 1378.78 feet;

THENCE S 44°38'41" E, with said southwest ROW of Kohlenberg Road, for a distance of 347.78 feet to a set ½" iron rod with KCI plastic cap for the **POINT OF BEGINNING** at the north corner of this description;

THENCE S 44°38'41" E, continuing with said southwest ROW line of Kohlenberg Road, for a distance of 1302.05 feet to a set ½" iron rod with KCI plastic cap at the west existing right-of-way (ROW) cutback line of FM 1101;

THENCE S 00°22'39" E, with said cutback line, for a distance of 71.91 feet to a set ½" iron rod with KCI plastic cap;

THENCE with a curve to the left having a radius of 1168.28 feet and a central angle of 01°11'40", the chord bears S 46°16'07" W – 24.73 feet to a set ½" iron rod with KCI plastic cap;

THENCE S 45°40'17" W with the existing northwest ROW line of FM 1101 for a distance of 58.80 feet to a set 5/8" iron rod with aluminum cap stamped "TxDOT ROW" at the south corner of this description;

THENCE through the 239.708 acre tract for the following three (3) courses:

- N 01°40'29" W for a distance of 69.85 feet to a set 5/8" iron rod with aluminum cap stamped "TxDOT ROW" for an angle point;
- N 40°33'19" W for a distance of 178.02 feet to a set 5/8" iron rod with aluminum cap stamped "TxDOT ROW" for an angle point;
- N 44°36'02" W for a distance of 1123.74 feet to a set 5/8" iron rod with aluminum cap stamped "TxDOT ROW" on the southeast line of the remainder of the Lynn Wohlfahrt 92.49 acre tract recorded in Document No. 200306025956 O.P.R.C.C., Comal County, Texas:

THENCE N 45°02'10" E with said southeast line for a distance of 72.55 feet to the **POINT OF BEGINNING**, and containing 2.309 acres (100,568 square foot) of land, more or less

- Bearings source is between the first and last two 1/2" iron rods described above found on the southeast line of Lot 1, Block 1, and shown as N 42°42'02" 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*

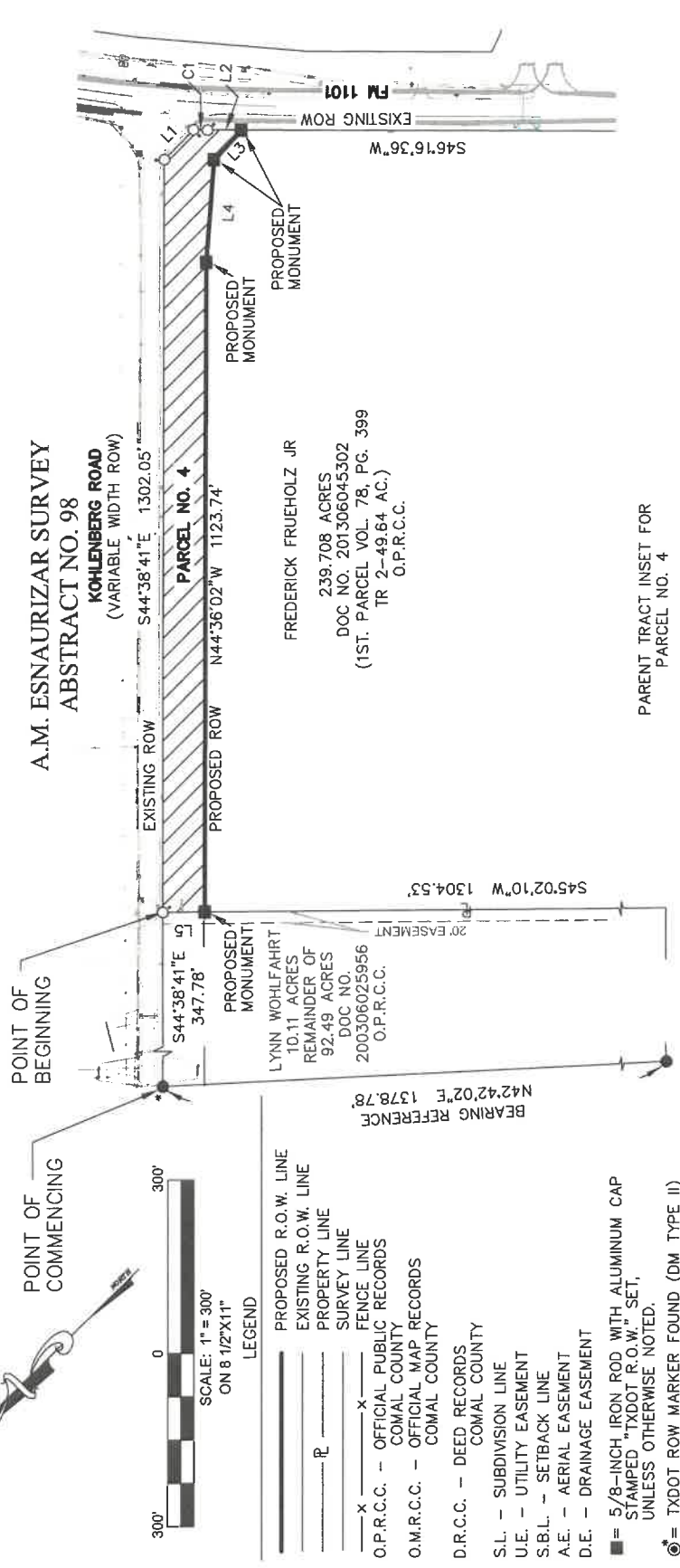
Gary B Neill

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
KOHLENBERG ROAD
(VARIABLE WIDTH ROW)
S44°38'41"E 1302.05'

PARCEL NO. 4
N44°36'02"W 1123.74'

EXISTING ROW
S44°38'41"E 1302.05'

PROPOSED ROW
N44°36'02"W 1123.74'

PROPOSED MONUMENT
FREDERICK FRUEHOLZ JR
239.708 ACRES
DOC NO. 201306045302
(1ST. PARCEL VOL. 78, PG. 399
TR 2-49.64 AC.)
O.P.R.C.C.

PROPOSED MONUMENT
LYNN WOHLFAHRT
10.11 ACRES
REMAINDER OF
92.49 ACRES
DOC NO.
200306025956
O.P.R.C.C.

BEARING REFERENCE
N42°42'02"E 1378.78'

20' EASEMENT
S45°02'10"W 1304.53'

POINT OF BEGINNING
S44°38'41"E 1302.05'

POINT OF COMMENCING
S44°38'41"E 1302.05'

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
O.M.R.C.C. - OFFICIAL MAP RECORDS
D.R.C.C. - DEED RECORDS
S.L. - SUBDIVISION LINE
U.E. - UTILITY EASEMENT
S.B.L. - SETBACK LINE
A.E. - AERIAL EASEMENT
D.E. - DRAINAGE EASEMENT
■ = 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

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°22'39"E	71.91'
L2	S45°40'17"W	58.80'
L3	N01°40'29"W	69.85'
L4	N40°33'19"W	178.02'
L5	N45°02'10"E	72.55'

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD BEARING
C1	1186.28'	24.73'	S46°16'07"W

AREA TABLE (ACRES)			
EXISTING AC.	TAKING AC./S.F.	REMAINDER AC.	RIGHT
239.708	2.309		237.399
PER DEED	100.568		

KCI TECHNOLOGIES, INC.
2805 W. BITTERS ROAD
SAN ANTONIO, TEXAS 78248
PHONE: (512) 944-9999
REGISTRATION #10273 / #10194345

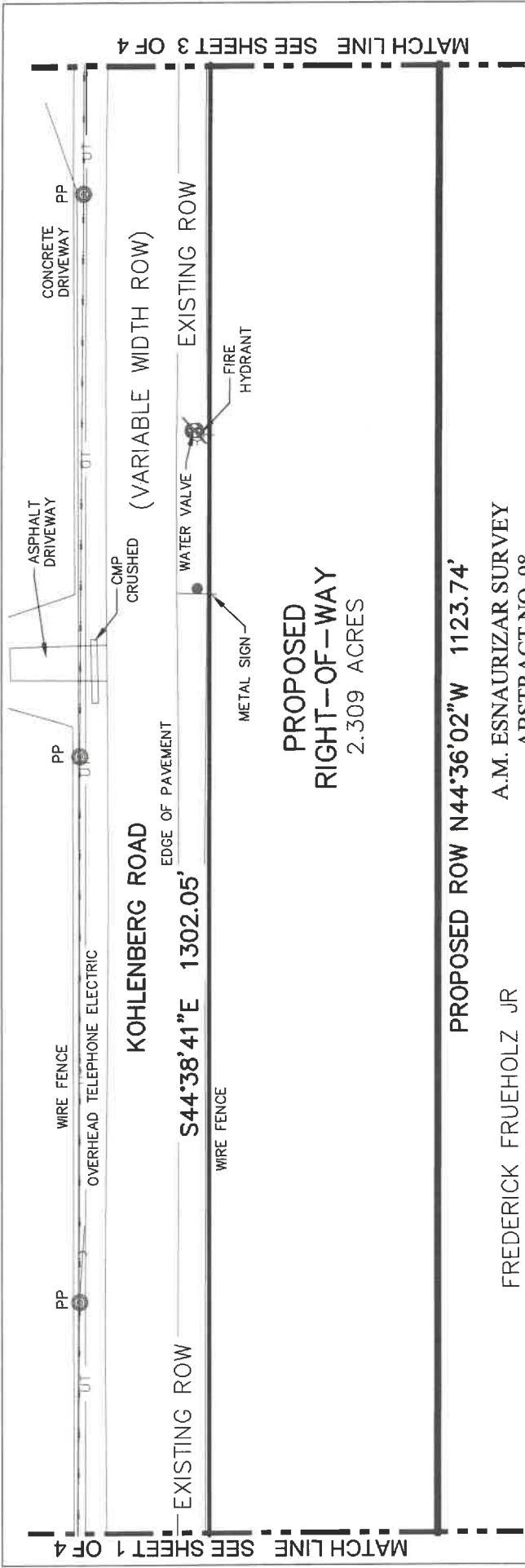
PARCEL PLAT
SHOWING
PARCEL NO. 4
KOHLENBERG ROAD
COMAL COUNTY
PAGE 4 OF 4
SCALE: 1:300

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

- 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.



MATCH LINE SEE SHEET 3 OF 4

MATCH LINE SEE SHEET 1 OF 4

**PROPOSED
RIGHT-OF-WAY**
2.309 ACRES

PROPOSED ROW N44°36'02"W 1123.74'

**A.M. ESNAURIZAR SURVEY
ABSTRACT NO. 98**

FREDERICK FRUEHOLZ JR

**239.708 ACRES
DOC NO. 201306045302
O.P.R.C.C.**

LEGEND

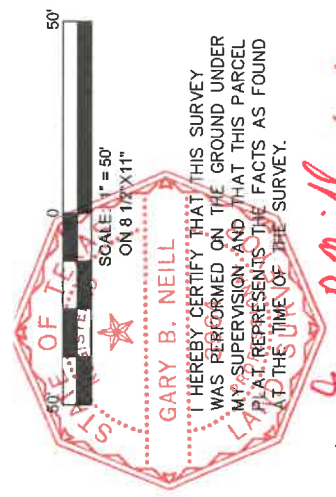
- PROPOSED R.O.W. LINE
- EXISTING R.O.W. LINE
- PROPERTY LINE
- SURVEY LINE
- FENCE LINE
- O.P.R.C.C. - OFFICIAL PUBLIC RECORDS COMAL COUNTY
- O.M.R.C.C. - OFFICIAL MAP RECORDS COMAL COUNTY
- D.R.C.C. - DEED RECORDS COMAL COUNTY
- UT - UNDERGROUND TELEPHONE
- P.U.E. - UTILITY EASEMENT
- S.B.L. - SETBACK 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 SET WITH KCI CAP

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°22'39"E	71.91'
L2	S45°40'17"W	58.80'
L3	N01°40'29"W	69.85'
L4	N40°33'19"W	178.02'
L5	N45°02'10"E	72.55'

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD BEARING
C1	1186.28'	24.73'	1°11'40"
			S46°16'07"W
			24.73'

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.

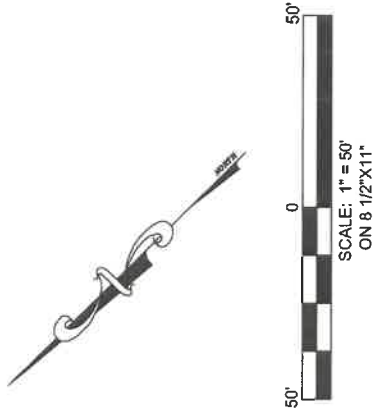
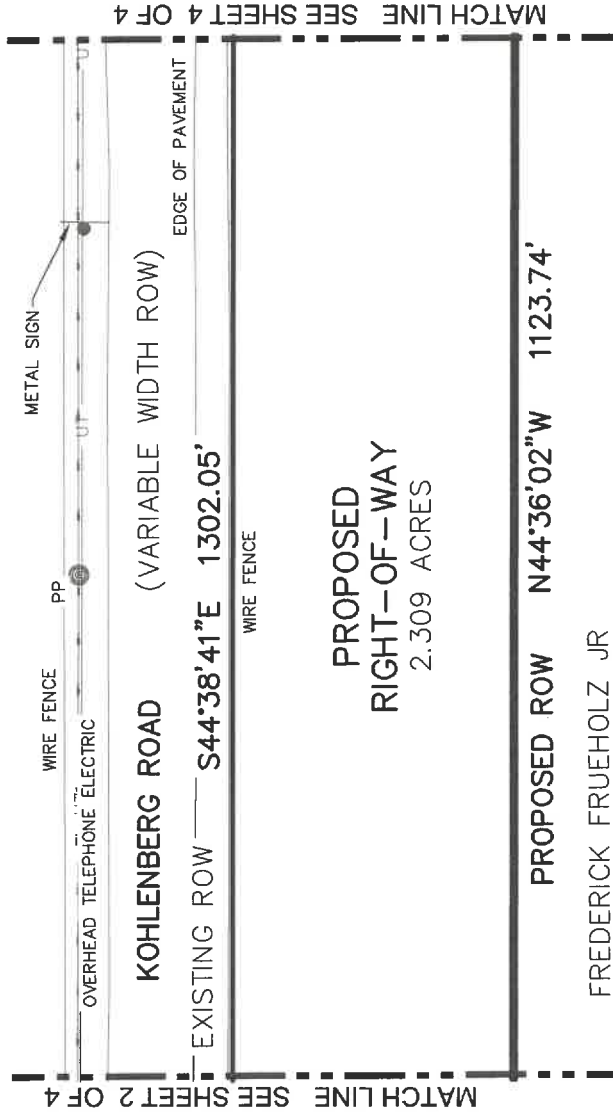


AREA TABLE (ACRES)		
EXISTING AC.	TAKING AC./S.F.	REMAINDER AC.
239.708	2.309	RIGHT
PER DEED	100.568	237.399

KCI TECHNOLOGIES, INC.
2866 W. BITTERS ROAD
SAN ANTONIO, TEXAS 78246
PHONE (210) 841-9498
REGISTRATION #F10273 / F10194345

**PARCEL PLAT
SHOWING**

PARCEL NO. 4
KOHLENBERG ROAD
COMAL COUNTY



FREDERICK FRUEHOLZ JR
A.M. ESNAURIZAR SURVEY
ABSTRACT NO. 98
239.708 ACRES
DOC NO. 201306045302
O.P.R.C.C.

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 SET WITH KCI CAP

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	1186.28'	24.73'	111°40'

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	1186.28'	24.73'	111°40'



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 10/13/2024
DATE
GARY B. NEILL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 3964

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.

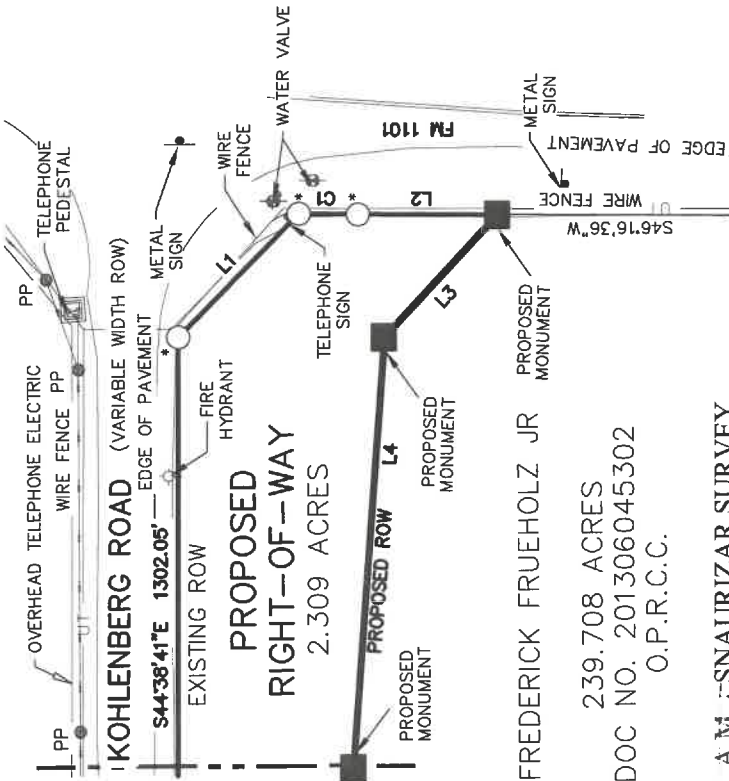
LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°22'39"E	71.91'
L2	S45°40'17"W	58.80'
L3	N01°40'29"W	69.85'
L4	N40°33'19"W	178.02'
L5	N45°02'10"E	72.55'

AREA TABLE (ACRES)		
EXISTING AC.	TAKING AC./S.F.	REMAINDER AC.
239.708	2.309	237.399
PER DEED	100.568	

KCI TECHNOLOGIES, INC.
2805 W. BITTERS ROAD
SAN ANTONIO, TEXAS 78246
PHONE: (210) 641-0999
FAX: (210) 641-0440
REGISTRATION #01090346

PARCEL PLAT
SHOWING
PARCEL NO. 4
KOHLENBERG ROAD
COMAL COUNTY
PAGE 3 OF 4
SCALE: 1"=50'

7 OF 4 SEE SHEET 3



FREDERICK FRUEHOLZ JR
239.708 ACRES
DOC NO. 201306045302
O.P.R.C.C.
A.M. SNAURIZAR SURVEY
ABSTRACT NO. 98

LEGEND

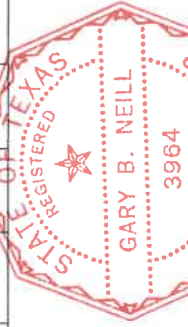
- PROPOSED R.O.W. LINE
- EXISTING R.O.W. LINE
- PROPERTY LINE
- SURVEY LINE
- FENCE LINE
- O.P.R.C.C. - OFFICIAL PUBLIC RECORDS
- O.M.R.C.C. - OFFICIAL MAP RECORDS
- D.R.C.C. - DEED RECORDS
- UT - UNDERGROUND TELEPHONE
- P.U.E. - UTILITY EASEMENT
- S.B.L. - SETBACK LINE
- UG. - UNDERGROUND GAS
- PBX - 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 SET WITH KCI CAP

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING
C1	1186.28'	24.73'	111.40"	S46°16'07"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°22'39"E	71.91'
L2	S45°40'17"W	58.80'
L3	N01°40'29"W	69.85'
L4	N40°33'19"W	178.02'
L5	N45°02'10"E	72.55'

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.



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

AREA TABLE (ACRES)			
EXISTING AC.	TAKING AC./S.F.	REMAINDER LEFT	RIGHT
239.708	2.309		237.399
PER DEED 100.568			
KCI TECHNOLOGIES, INC.			
2006 W. BITTERS ROAD SAN ANTONIO, TEXAS 78246 PHONE: (210) 644-0999 FAX: (210) 644-0998 REGISTRATION #18271/0104246			

PARCEL PLAT SHOWING	
PARCEL NO. 4	
KOHLENBERG ROAD COMAL COUNTY	
PAGE 3 OF 4	SCALE: 1:50