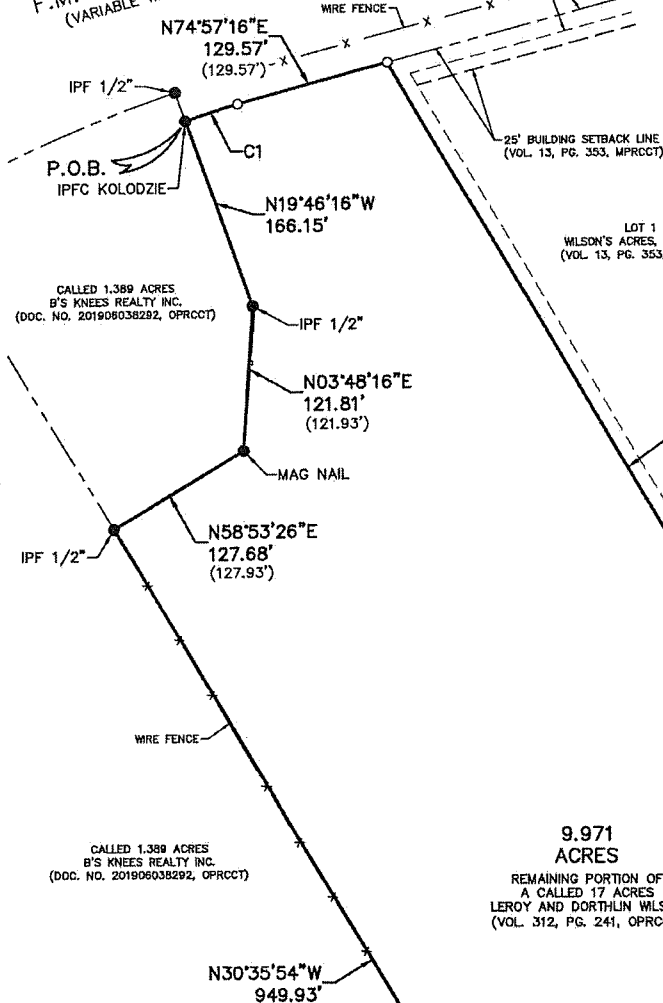


F.M. HIGHWAY 2252
(VARIABLE WIDTH R.O.W.)

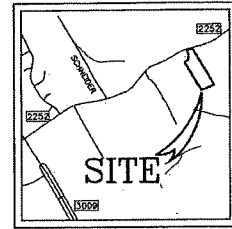
14' ELECTRIC, GAS AND OTHER
PUBLIC UTILITY EASEMENT
(VOL. 13, PG. 353, MPRCCT)

BOUNDARY SURVEY

BEING 9.971 ACRES OF LAND SITUATED IN THE EDWIN
WOODRUFF SURVEY NO. 95, ABSTRACT NO. 871, IN COMAL
COUNTY, TEXAS, AND BEING THE REMAINING PORTION OF A
CALLED 17 ACRE TRACT OF LAND, AS CONVEYED TO
LEROY WILSON AND WIFE, DORTHLIN WILSON, AND
RECORDED IN VOLUME 312, PAGE 241, OF THE OFFICIAL
PUBLIC RECORDS OF COMAL COUNTY, TEXAS.



SCALE: 1"=100'



LOCATION MAP
N.T.S.

LEGEND:

- = (IPF) SET 1/2" IRON PIN W/
PLASTIC CAP STAMPED "DAM
#5348 PROP. COR." UNLESS
OTHERWISE NOTED
- = (IPF) FOUND 1/2" IRON PIN
UNLESS OTHERWISE NOTED
- () = RECORD INFORMATION
- MPRCCT = MAP AND PLAT RECORDS
OF COMAL COUNTY, TEXAS
- OPRCCT = OFFICIAL PUBLIC RECORDS
OF COMAL COUNTY, TEXAS
- R.O.W. = RIGHT-OF-WAY

9.971
ACRES

REMAINING PORTION OF
A CALLED 17 ACRES
LEROY AND DORTHLIN WILSON
(VOL. 312, PG. 241, OPRCCT)

LOT 1
WILSON'S ACRES, UNIT ONE
(VOL. 13, PG. 353, MPRCCT)

12' BUILDING SETBACK LINE
12' ELECTRIC, GAS AND OTHER
PUBLIC UTILITY EASEMENT
(VOL. 13, PG. 353, MPRCCT)

NOTES:

1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE
SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH
AMERICAN DATUM 1983.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A
TITLE REPORT.
3. THIS SURVEYOR HAS NOT CONDUCTED A TITLE SEARCH TO
DEPICT OTHER MATTERS OF RECORD, SUCH AS EASEMENTS,
SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES THAT
MAY AFFECT THIS PROPERTY.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	46.27'	982.14'	2°41'57"	23.14'	46.26'	N72°29'54"E

STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF
THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN
ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION

THIS 24th DAY OF March 2022

DREW A. MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348



UNION PACIFIC RAILROAD
(100' WIDE R.O.W.)

D.A. MAWYER
LAND SURVEYING

5151 W. SH 48
NEW BRAUNFELS, TX 78132
PH: 830.730.4448
DREW@DAM-TX.COM
FIRM #0181500

ADDRESS:
F.M. HIGHWAY 2252
SAN ANTONIO, TX 78266

DATE: MARCH 2022 JOB: KLAD08

Drawing Name: C:\Users\jw\Documents (JWM Survey)\with PROJECTS\KLAD08- WILSON 10 ACRES\KLAD08- WILSON 10 ACRES.dwg User: jw Date: 25, 2022 - 12:54pm