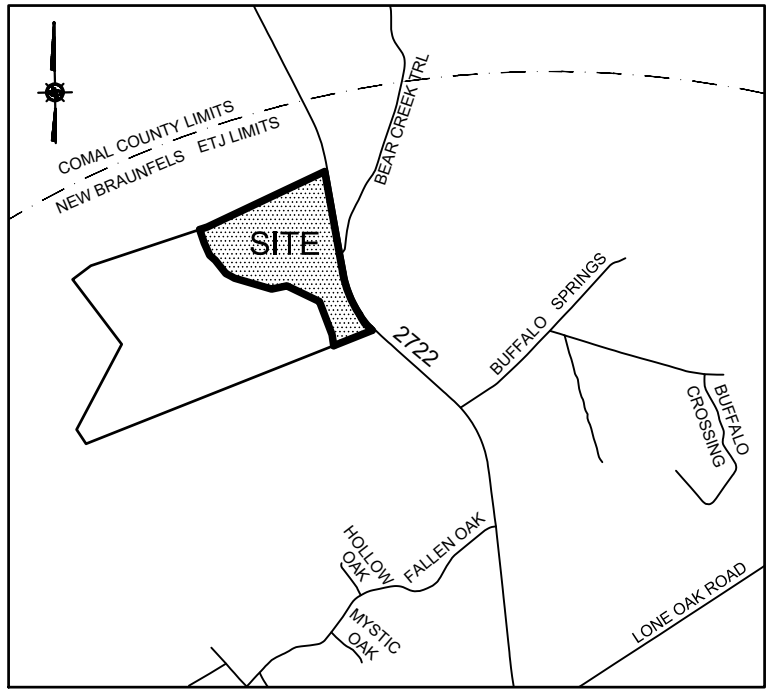




LOCATION MAP

1" = 3000'

DATE: JULY 5, 2022

OWNER: JHJ LAND & CATTLE COMPANY DEVELOPMENT, INC.
4407 S. IH 35, SUITE 203
GEORGETOWN, TX 78626
PH: (512)-844-4333
EMAIL: jj@grandendeavorhomes.com

SURVEYOR / ENGINEER: TIMOTHY E. HAYNIE
HAYNIE CONSULTING, INC.
1010 PROVIDENT LANE
ROUND ROCK, TEXAS 78664
PHONE: 512-837-2446
FAX: 512-837-9463

PLAT NOTES:

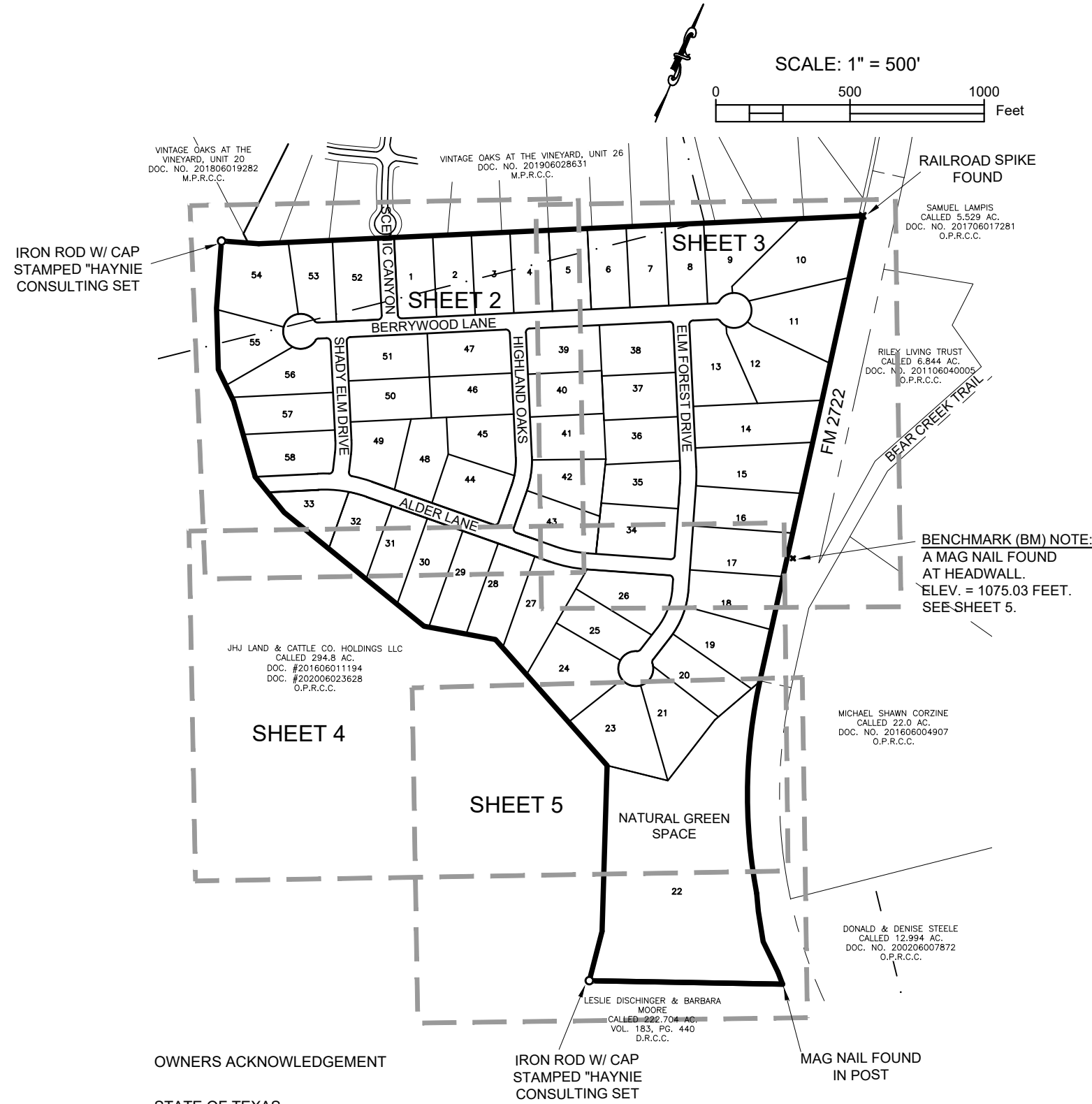
- THIS SUBDIVISION DOES LIE WITHIN THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY, THE CITY OF NEW BRAUNFELS.
- THIS PROPERTY LIES WITHIN THE FOLLOWING SERVICE AREAS: ELECTRIC - NEW BRAUNFELS UTILITIES; TELEPHONE - GUADALUPE VALLEY TELEPHONE COOPERATIVE, INC.; WATER - CANYON LAKE WATER SERVICE COMPANY
- THIS PROPERTY WILL BE SERVED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES.
- THIS SUBDIVISION DOES LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- COMAL COUNTY REQUIRES A MINIMUM 25' BUILDING SET-BACK LINE FROM ROAD FRONTAGE.
- THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE "A", THE 100-YEAR FLOOD ZONE, AS DEFINED BY THE FLOOD INSURANCE RATE MAP FOR COMAL COUNTY, TEXAS ON COMMUNITY PANEL NO.48091C0265F, EFFECTIVE DATE SEPTEMBER 02, 2009, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E. NO STRUCTURES; SEPTIC TANKS FIELDS, ETC.). GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
- A DRAINAGE STUDY HAS BEEN COMPLETED BY HAYNIE CONSULTING, INC., DATED JANUARY 19, 2022, FOR THIS PLAT AND IS AVAILABLE FOR REVIEW AT THE COMAL COUNTY ENGINEER'S OFFICE. AREAS IDENTIFIED BY THE STUDY AS BEING INUNDATED DURING CERTAIN STORM EVENTS HAVE BEEN PLACED WITHIN BUILDING SETBACKS. THE CONSTRUCTION OF BUILDINGS WITHIN THE BUILDING SETBACKS REQUIRES COMMISSIONERS COURT APPROVAL.
- LIENHOLDER :
JAMES H. JACOBS, TRUSTEE
JAMES H. JACOBS 2002 TRUST
4407 S. IH 35, SUITE 203
GEORGETOWN, TX 78626
DEED DOC.# 202006028376, O.P.R.C.C.
- IT IS HEREBY UNDERSTOOD AND AGREED THAT NON-EXCLUSIVE PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND ANY NECESSARY APPURTENANCES. WHETHER THESE IMPROVEMENTS ARE INSTALLED UNDERGROUND, OVERHEAD AND/OR ON THE SURFACE OF THE GROUND WITHIN THE PUBLIC UTILITY EASEMENTS DEDICATED ON THIS PLAT, NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN IN A PUBLIC UTILITY EASEMENT AREA WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF SAID PUBLIC UTILITIES. THE PUBLIC UTILITY EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT. EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OR PUBLIC UTILITY PURVEYOR IS RESPONSIBLE. PUBLIC UTILITY PURVEYORS AND THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO INGRESS AND EGRESS FROM PRIVATE ROADS AND EASEMENTS, AND THE RIGHT FROM TIME TO TIME TO CUT ANY AND ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY CAUSE INTERFERENCE WITH THE OPERATION OF SAID PUBLIC UTILITY FACILITIES.
- THERE IS HEREBY DEDICATED A TWENTY (20) FOOT WIDE PUBLIC UTILITY EASEMENT ADJACENT TO ALL STREET RIGHT-OF-WAY LINES. WHERE THE FIRST FIVE (5) FEET FROM RIGHT-OF-WAY ARE FOR PUBLIC UTILITY/DRAINAGE/BACKSLOPE/EMBANKMENT AS NEEDED, AND THE REMAINING FIFTEEN (15) FEET SHALL BE FOR PUBLIC UTILITIES AND SHALL REMAIN UNENCUMBERED.
- A WATER POLLUTION ABATEMENT PLAN (WPAP) HAS BEEN COMPLETED BY HAYNIE CONSULTING, INC. FOR THIS PLAT. LETTERS OF APPROVAL FROM TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) ARE RECORDED IN DOC. NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS. LOT OWNERS SHOULD REFER TO WPAP, ON FILE AT THE COMAL COUNTY ENGINEER'S OFFICE, FOR ADDITIONAL INFORMATION AND RESTRICTIONS.
- BEARING BASIS OF THE SURVEY SHOWN HEREON IS PROVIDED BY THE NAD 83 CONTROL DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AND NAVD 88 VERTICAL CONTROL DATUM.
- 9.102 ACRES, 6,329 LINEAR FEET ARE DEDICATED TO THE PUBLIC AS RIGHT-OF-WAY FOR ROADS WITHIN THE SUBDIVISION.
- 58 LOTS BEING 80.27 ACRES.

PUBLIC UTILITY PLAT NOTES:

- NEW BRAUNFELS UTILITIES (NBU) IS THE ELECTRIC SERVICE PROVIDER FOR THE PLATTED PROPERTY, AND MAY BE CONTACTED AT 830-629-8400 FOR FURTHER ASSISTANCE.
- PUBLIC UTILITY PROVIDERS WILL POSSESS A 5-FOOT WIDE PUBLIC UTILITY SERVICE EASEMENT TO THE BUILDING STRUCTURE ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS SERVICE EASEMENT WILL VARY DEPENDING UPON THE LOCATION OF BUILDING STRUCTURE AND SERVICE. .
- PUBLIC UTILITY PROVIDERS SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD, AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
- DO NOT COMBINE ANY NEW PUBLIC UTILITY EASEMENTS (PUE) WITH DRAINAGE EASEMENTS (DE) OR MAKE CHANGES IN GRADE WITHIN THE PUBLIC UTILITY EASEMENTS (PUE) WITHOUT WRITTEN APPROVAL FROM PUBLIC UTILITY PROVIDERS.

FINAL PLAT OF THE PRESERVE AT ELM CREEK, UNIT 1

89.374 ACRES (3,893,130 SF) OF LAND OUT OF THE P. HERNANDEZ SURVEY, ABSTRACT NO. 212,
THE A. B. DODSON SURVEY, ABSTRACT NO. 807, AND THE J. OLIVA SURVEY, ABSTRACT NO. 442, COMAL COUNTY, TEXAS.



OWNERS ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF COMAL

KNOWN ALL MEN BY THESE PRESENTS:
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATER COURSES, DRAINS, EASEMENTS,
AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BY: _____
JAMES H. JACOBS, PRESIDENT
JHJ LAND & CATTLE COMPANY DEVELOPMENT, INC.
4407 S. IH 35, SUITE 203
GEORGETOWN, TX 78626

DATE

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JIMMY JACOBS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D., 20 ____.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME

TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER/OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- THE DEVELOPER/OWNER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES, OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT, WILL NOT ENCR OACH BY STRUCTURE OR GRADING INTO STATE ROW. PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW WILL NOT BE ALLOWED.
- IF SIDEWALKS ARE REQUIRED BY AN APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.
- MAXIMUM ACCESS POINTS TO THE STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED BY TXDOT'S "ACCESS MANAGEMENT MANUAL". A TXDOT PERMIT TO RECONSTRUCT TEMPORARY EMERGENCY ACCESS DRIVEWAY FACILITIES TO FM 2722 FOR AN EMERGENCY ACCESS WAS ISSUED JANUARY 11, 2022.
- ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

KNOW ALL MEN BY THESE PRESENTS:

I, the undersigned Timothy E. Haynie, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correctly made under my supervision and in compliance with City and State survey regulations and laws and made on the ground and that the corner monuments were properly placed under my supervision.

Registered Professional Land Surveyor No. 2380

KNOW ALL MEN BY THESE PRESENTS:

I, the undersigned, Tim Haynie, a Professional Engineer Registered in the State of Texas, hereby certify that proper engineering consideration has been given to these plans and all engineering aspects are in compliance with City and State engineering regulations and laws.

Registered Professional Engineer
P.E. Registration No. 91819

PLANNING COMMISSION APPROVAL

APPROVED THIS THE _____ DAY OF _____, 20____, BY THE PLANNING COMMISSION OF THE CITY OF NEW BRAUNFELS, TEXAS.

CHAIRMAN

APPROVED FOR ACCEPTANCE

DATE

PLANNING DIRECTOR

DATE

CITY ENGINEER

DATE

NEW BRAUNFELS UTILITIES

STATE OF TEXAS
COUNTY OF COMAL

I, HONORABLE BOBBIE KOEPP, COUNTY CLERK FOR COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D., 20____, AT _____ M. IN THE RECORDS OF MAPS AND PLATS IN SAID OFFICE, OF SAID COUNTY, IN DOCUMENT # _____ IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D., 20 ____.

COUNTY CLERK,
COMAL COUNTY, TEXAS

BY: _____
DEPUTY TO COUNTY CLERK

THIS PLAT OF THE PRESERVE AT ELM CREEK, UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF COMAL COUNTY, TEXAS AND IS HEREBY APPROVED FOR FILING BY SAID COURT ON _____, A.D., 20 ____.

By: _____
COUNTY JUDGE

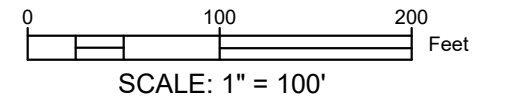


**HAYNIE
CONSULTING, INC.**
Civil Engineers and Land Surveyors
1010 Provident Lane
Round Rock, Texas 78664-3276
Ph: 512-837-2446 Fax: 512-837-9463
TBPE FIRM # F-002411, TBPLS FIRM # 100250-00

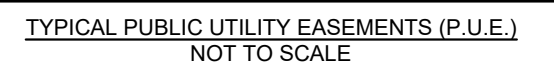
SHEET NO.
1 OF 5

DRAWN BY: KS
CHECKED BY: B.J.
PROJ. #: 738-21-03

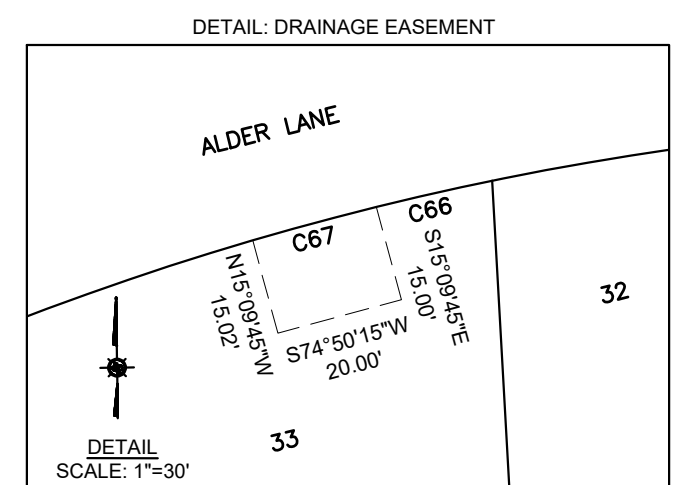
89.374 ACRES (3,893,130 SF) OF LAND OUT OF THE P. HERNANDEZ SURVEY, ABSTRACT NO. 212,
THE A. B. DODSON SURVEY, ABSTRACT NO. 807, AND THE J. OLIVA SURVEY, ABSTRACT NO. 442, COMAL COUNTY, TEXAS.



●	IRON ROD FOUND
○	1/2-INCH IRON ROD SET W/ CAP STAMPED "HAYNIE CONSULTING"
△	CALCULATED POINT
⊙	COTTON SPINDLE FOUND
✕	RAILROAD SPIKE FOUND
()	RECORD INFORMATION
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
O.P.R.C.C.	OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TX
M.P.R.C.C.	MAPS & PLATS RECORDS OF COMAL COUNTY, TX
— — —	ADJOINING PROPERTY LINE
BSL	BUILDING SETBACK LINE
FFE	FINISH FLOOR ELEVATION (SEE BENCHMARK SHEET 4)



P.U.E. NOTE
AN EASEMENT IS HEREBY GRANTED TO PUBLIC UTILITIES, BEING 20 FEET ALONG STREET RIGHTS-OF-WAYS AND TEN FEET ALONG THE SIDE AND BACK LOT LINES FOR EACH LOT. ALL P.U.E.s AT ROAD INTERSECTIONS MAY BE GRANTED UP TO 27 FEET WITHIN THE 25 FOOT BUILDING SETBACK AS SHOWN. SEE NOTE #10 OF PLAT NOTES ON SHEET 1.



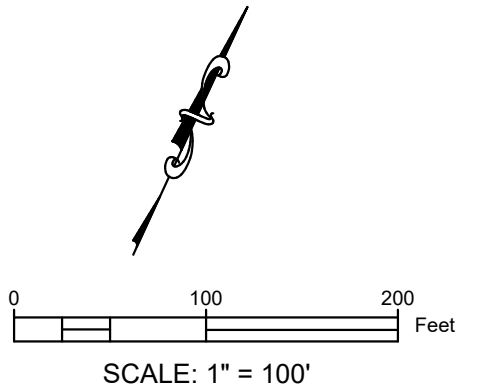
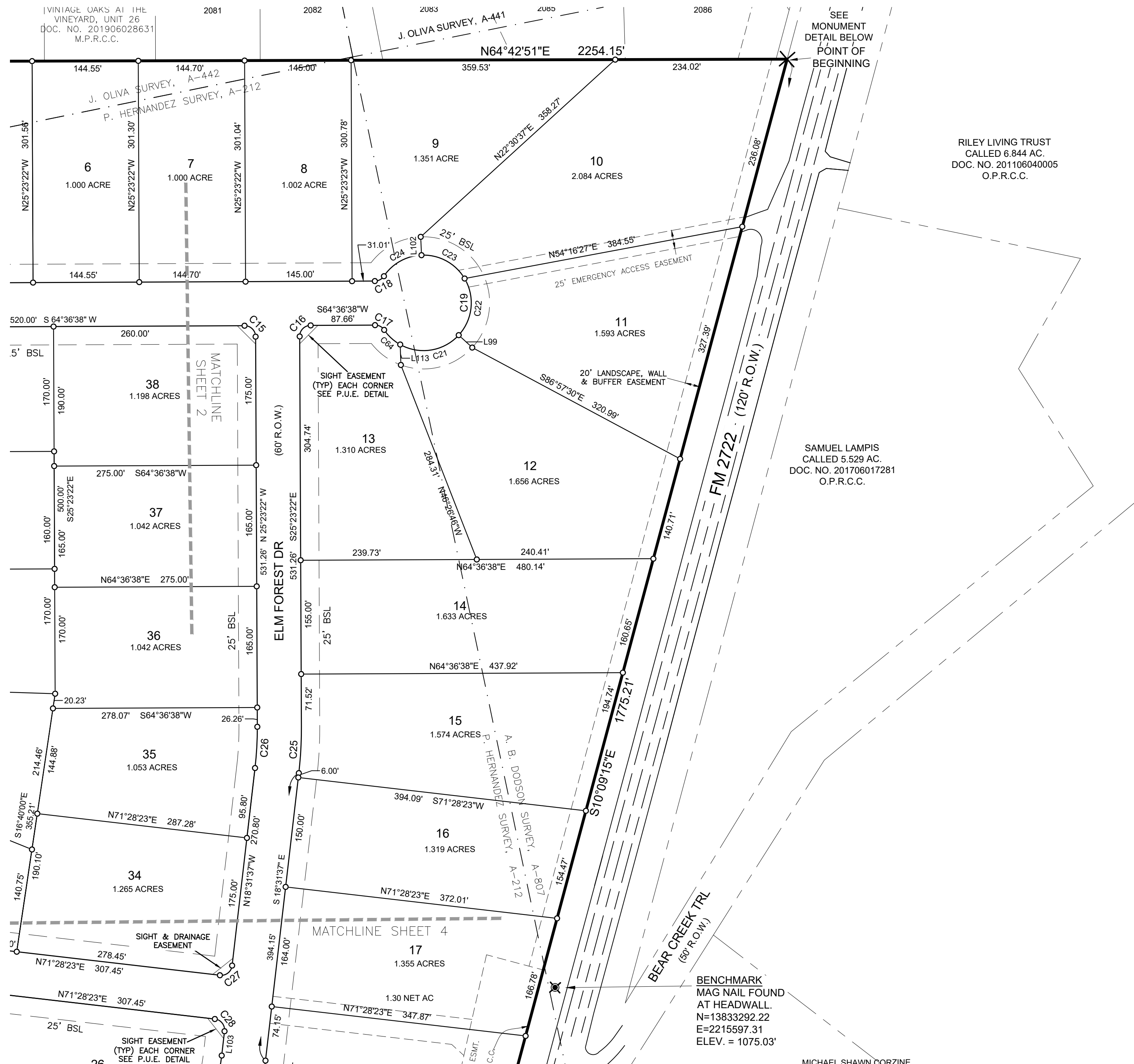
**HAYNIE
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1010 Provident Lane
Round Rock, Texas 78664-3276
Ph: 512-837-2446 Fax: 512-837-9463
TBPE FIRM # F-002411, TBPLS FIRM # 100250-00

SHEET NO.
2 OF 5

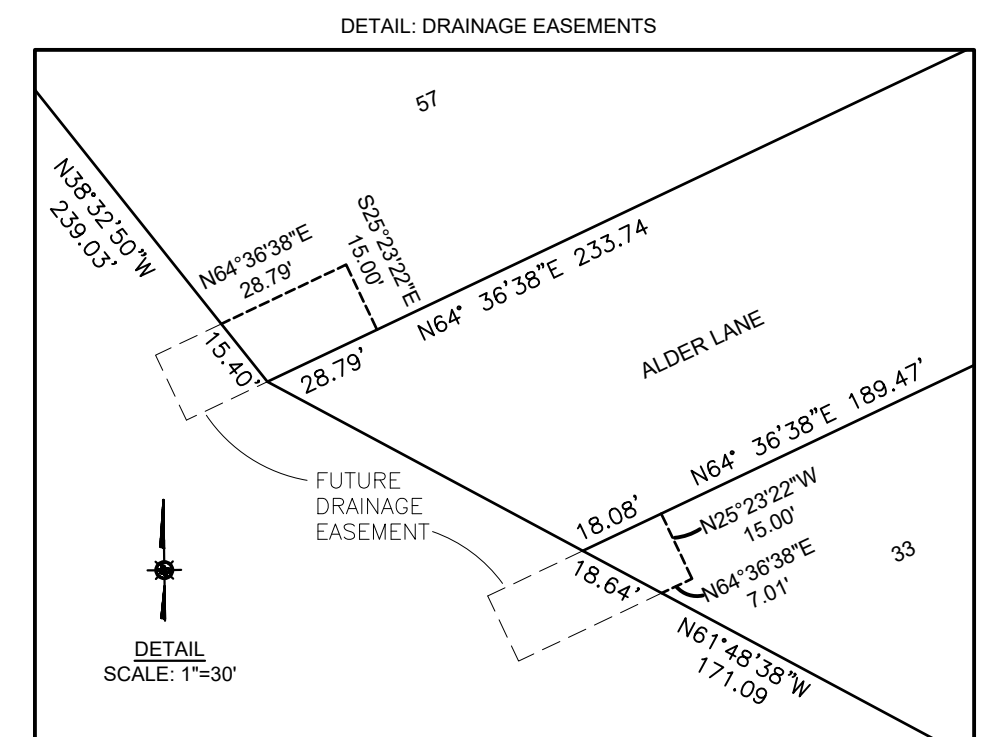
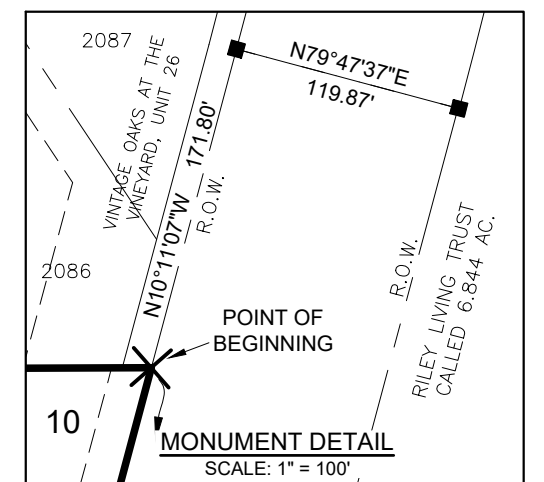
DRAWN BY: KS
CHECKED BY: B.J.
PROJ. #: 738-21-03

FINAL PLAT OF THE PRESERVE AT ELM CREEK, UNIT 1

89.374 ACRES (3,893,130 SF) OF LAND OUT OF THE P. HERNANDEZ SURVEY, ABSTRACT NO. 212,
THE A. B. DODSON SURVEY, ABSTRACT NO. 807, AND THE J. OLIVA SURVEY, ABSTRACT NO. 442, COMAL COUNTY, TEXAS.



- LEGEND**
- CONC MONUMENT FOUND
 - IRON ROD FOUND
 - 1/2-INCH IRON ROD SET W/ CAP STAMPED "HAYNIE CONSULTING"
 - △ CALCULATED POINT
 - ⊙ COTTON SPINDLE FOUND
 - ✕ RAILROAD SPIKE FOUND
 - () RECORD INFORMATION
 - D.E. DRAINAGE EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - O.P.R.C.C. OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TX
 - M.P.R.C.C. MAPS & PLATS RECORDS OF COMAL COUNTY, TX
 - ADJOINING PROPERTY LINE



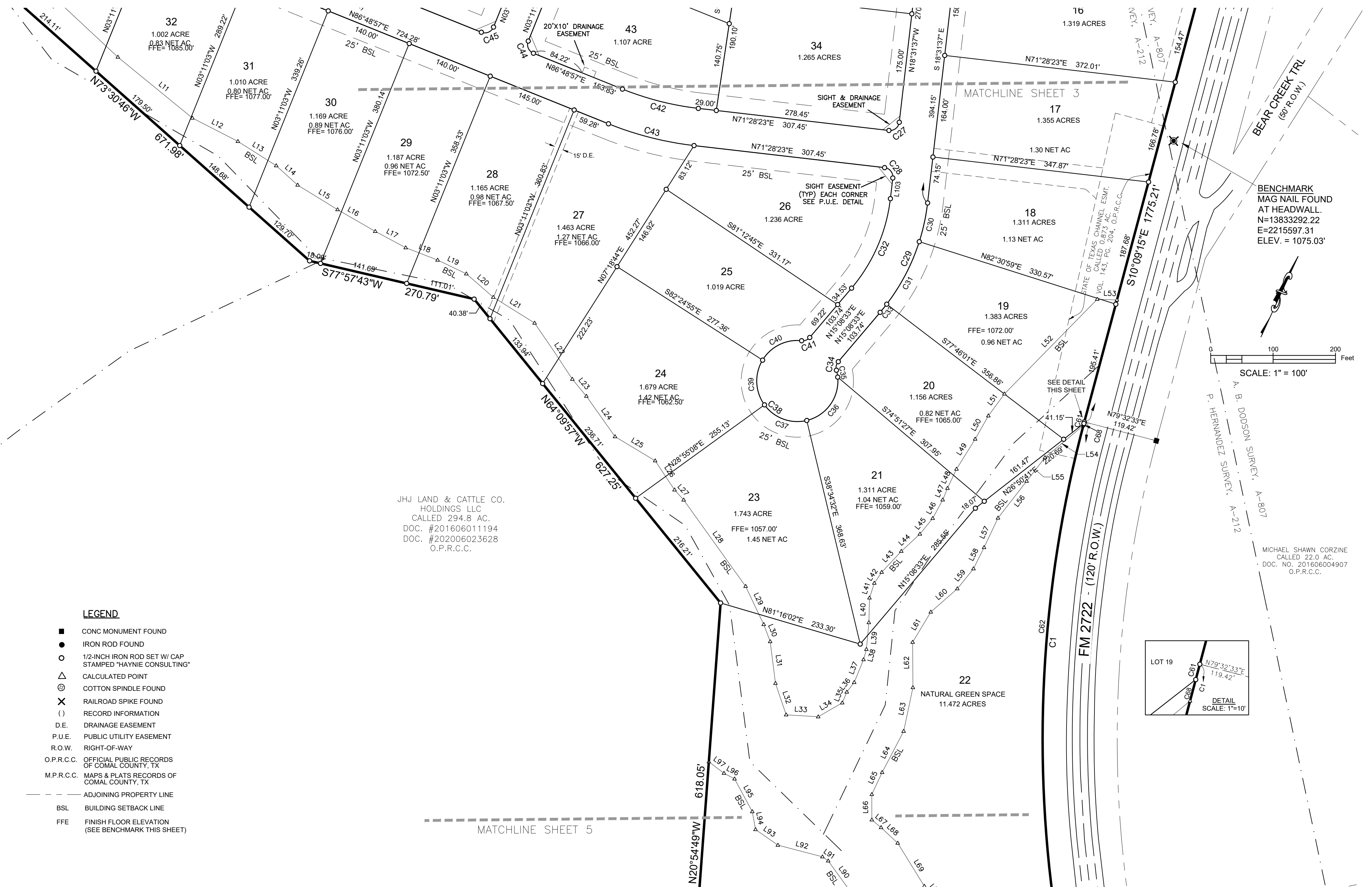
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Ph: 512-837-2446 Fax: 512-837-9463
TBPE FIRM # F-002411, TBPLS FIRM # 100250-00

SHEET NO.
3 OF 5

DRAWN BY: KS
CHECKED BY: B.J.
PROJ. #: 738-21-03

FINAL PLAT OF
THE PRESERVE AT ELM CREEK UNIT, 1

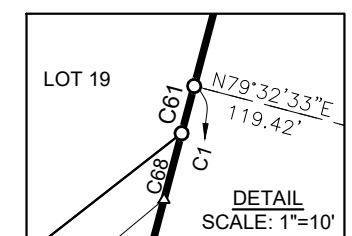
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LEGEND

- CONC MONUMENT FOUND
- IRON ROD FOUND
- 1/2-INCH IRON ROD SET W/ CAP STAMPED "HAYNIE CONSULTING"
- △ CALCULATED POINT
- ⊙ COTTON SPINDLE FOUND
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- D.E. DRAINAGE EASEMENT
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- R.O.W. RIGHT-OF-WAY
- O.P.R.C.C. OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TX
- M.P.R.C.C. MAPS & PLATS RECORDS OF COMAL COUNTY, TX
- ADJOINING PROPERTY LINE
- BSL BUILDING SETBACK LINE
- FFE FINISH FLOOR ELEVATION (SEE BENCHMARK THIS SHEET)

JHJ LAND & CATTLE CO.
HOLDINGS LLC
CALLED 294.8 AC.
DOC. #201606011194
DOC. #202006023628
O.P.R.C.C.



**HAYNIE
CONSULTING, INC.**
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SHEET NO.
4 OF 5

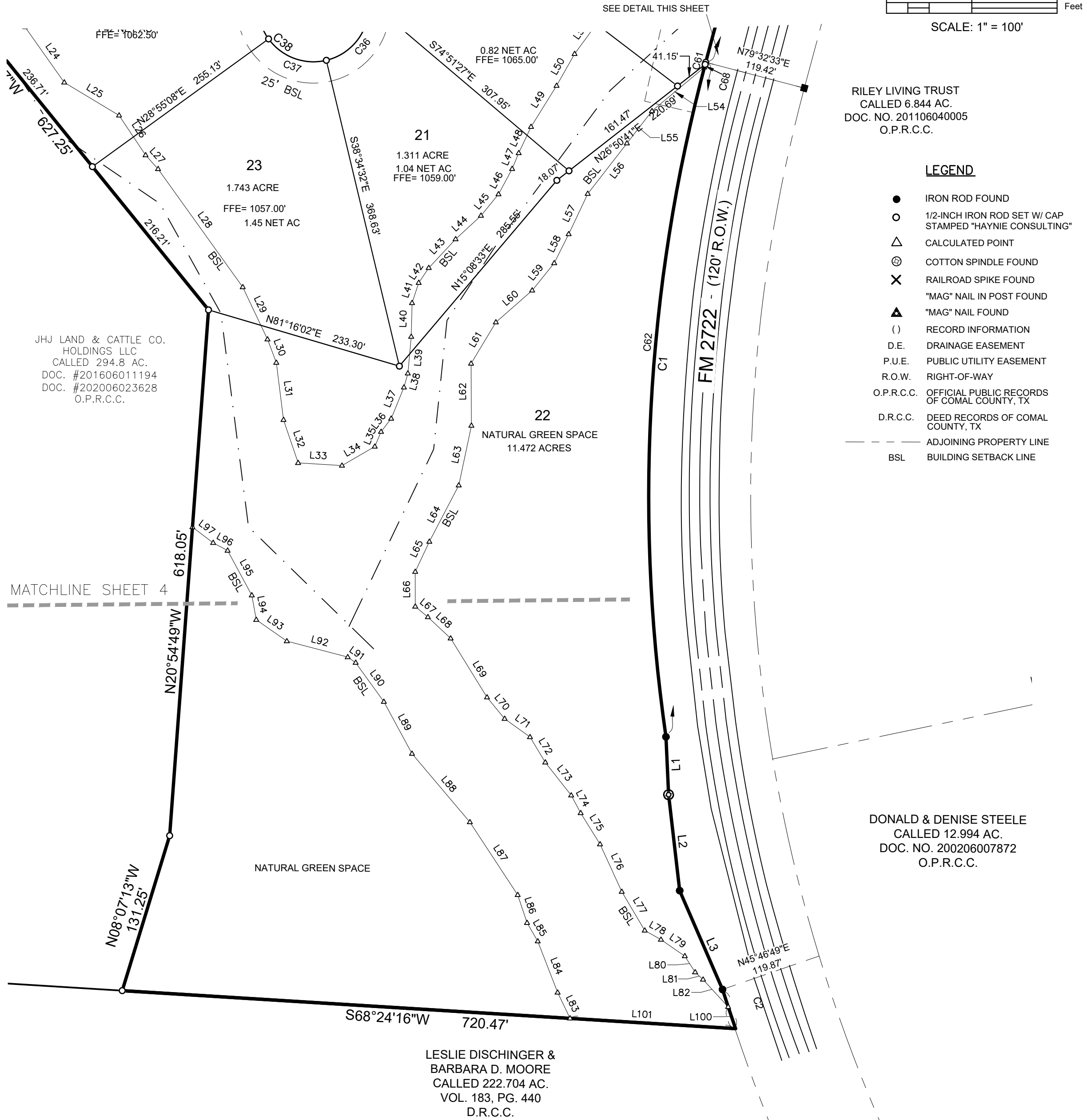
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FINAL PLAT OF
THE PRESERVE AT ELM CREEK, UNIT 1
89.374 ACRES (3,893,130 SF) OF LAND OUT OF THE P. HERNANDEZ SURVEY, ABSTRACT NO. 212,
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Curve Table					
Curve #	Length	Radius	Delta	Bearing	Chord
C1	797.68'	1970.10'	023°11'55"	S21° 45' 59"E	792.24'
C2	48.36'	1970.10'	001°24'23"	S43° 35' 26"E	48.36'
C3	69.11'	65.00'	060°54'55"	S89° 55' 26"W	65.90'
C4	76.57'	65.00'	067°29'40"	S25° 43' 09"W	72.22'
C5	87.57'	65.00'	077°11'40"	S46° 37' 31"E	81.10'
C6	97.49'	65.00'	085°56'18"	N51° 48' 31"E	88.61'
C7	14.60'	15.00'	055°46'16"	S36° 43' 30"W	14.03'
C8	14.60'	15.00'	055°46'16"	S87° 30' 14"E	14.03'
C9	23.56'	15.00'	090°00'00"	N70° 23' 22"W	21.21'
C10	23.56'	15.00'	090°00'00"	N19° 36' 38"E	21.21'
C11	23.56'	15.00'	090°00'00"	N19° 36' 38"E	21.21'
C12	23.56'	15.00'	090°00'00"	S70° 23' 22"E	21.21'
C13	23.56'	15.00'	090°00'00"	S70° 23' 22"E	21.21'
C14	23.56'	15.00'	090°00'00"	S19° 36' 38"W	21.21'
C15	23.56'	15.00'	090°00'00"	N70° 23' 22"W	21.21'
C16	23.56'	15.00'	090°00'00"	S19° 36' 38"W	21.21'
C17	14.60'	15.00'	055°46'16"	N87° 30' 14"W	14.03'
C18	14.60'	15.00'	055°46'16"	N36° 43' 30"E	14.03'
C19	330.74'	65.00'	291°32'32"	S25° 23' 22"E	73.13'
C21	87.00'	65.00'	076°41'20"	N55° 44' 59"E	80.65'
C22	83.07'	65.00'	073°13'31"	N19° 12' 26"W	77.53'
C23	70.08'	65.00'	061°46'14"	N86° 42' 19"W	66.73'
C24	60.77'	65.00'	053°34'12"	S35° 37' 28"W	58.58'
C25	63.48'	530.00'	006°51'45"	S21° 57' 30"E	63.44'
C26	56.29'	470.00'	006°51'45"	N21° 57' 30"W	56.26'
C27	23.56'	15.00'	090°00'00"	N26° 28' 23"E	21.21'
C28	23.56'	15.00'	090°00'00"	N63° 31' 37"W	21.21'
C29	193.92'	330.00'	033°40'10"	S01° 41' 32"E	191.14'
C30	63.61'	330.00'	011°02'37"	N13° 00' 19"W	63.51'
C31	113.56'	330.00'	019°42'59"	N02° 22' 29"E	113.00'
C32	158.66'	270.00'	033°40'10"	N01° 41' 32"W	156.39'
C33	16.76'	330.00'	002°54'34"	N13° 41' 16"E	16.76'
C34	14.60'	15.00'	055°46'16"	S12° 44' 35"E	14.03'
C35	11.25'	65.00'	009°55'14"	N35° 40' 06"W	11.24'
C36	93.18'	65.00'	082°07'57"	N10° 21' 29"E	85.40'
C37	76.57'	65.00'	067°29'40"	N85° 10' 18"E	72.22'
C38	330.74'	65.00'	291°32'32"	N74° 51' 27"W	73.12'
C39	76.06'	65.00'	067°02'38"	S27° 33' 33"E	71.79'
C40	73.68'	65.00'	064°57'04"	S38° 26' 17"W	69.80'
C41	14.60'	15.00'	055°46'16"	N43° 01' 41"E	14.03'
C42	125.86'	470.00'	015°20'34"	N79° 08' 40"E	125.48'
C43	141.92'	530.00'	015°20'34"	S79° 08' 40"W	141.50'
C44	23.56'	15.00'	090°00'00"	S48° 11' 03"E	21.21'
C45	23.56'	15.00'	090°00'00"	S41° 48' 57"W	21.21'
C46	76.45'	530.00'	008°15'52"	S82° 41' 01"W	76.38'
C47	69.27'	470.00'	008°26'41"	N82° 35' 37"E	69.21'
C48	22.32'	15.00'	085°15'50"	N58° 49' 00"W	20.32'
C49	182.15'	470.00'	022°12'19"	S75° 42' 47"W	181.01'
C51	22.32'	15.00'	085°15'50"	N26° 26' 49"E	20.32'
C52	41.33'	530.00'	004°28'06"	N66° 50' 41"E	41.32'
C53	43.38'	270.00'	009°12'17"	N20° 47' 14"W	43.33'
C54	53.02'	330.00'	009°12'17"	N20° 47' 14"W	52.96'
C55	104.64'	270.00'	022°12'19"	S14° 17' 13"E	103.99'
C56	36.97'	270.00'	007°50'43"	S07° 06' 25"E	36.94'
C57	67.67'	270.00'	014°21'36"	S18° 12' 34"E	67.49'
C58	127.89'	330.00'	022°12'19"	S14° 17' 13"E	127.09'
C59	116.06'	330.00'	020°09'01"	N13° 15' 34"W	115.46'
C60	11.84'	330.00'	002°03'18"	N24° 21' 43"W	11.84'
C61	2.55'	1970.10'	000°04'27"	N10° 12' 15"W	2.55'
C62	795.13'	1970.10'	023°07'28"	N21° 48' 12"W	789.75'
C63	330.74'	65.00'	291°32'32"	N25° 23' 22"W	73.12'
C64	29.82'	65.00'	026°17'15"	N72° 45' 44"W	29.56'
C65	14.60'	15.00'	055°46'16"	S36° 43' 30"W	14.03'
C66	18.56'	470.00'	002°15'46"	S77° 14' 23"W	18.56'
C67	20.00'	470.00'	002°26'18"	S74° 53' 22"W	20.00'
C68	3.56'	1970.10'	000°06'12"	S10° 17' 34"E	3.56'

LINE TABLE		
LINE NO.	BEARING	LENGTH
L4	S16°01'19"E	247.04'
L5	S15°58'16"E	42.75'
L6	S27°06'36"E	91.22'
L7	S48°06'04"E	135.78'
L8	S47°03'14"E	115.13'
L9	S37°38'32"E	317.94'
L10	S72°06'07"E	318.44'
L11	S75°50'42"E	154.37'
L12	S87°59'35"E	81.95'
L13	S82°43'56"E	72.72'
L14	S73°00'22"E	46.36'
L15	S83°29'58"E	75.18'
L16	S85°08'00"E	69.68'
L17	S86°56'25"E	55.41'
L18	N86°04'21"E	54.83'
L19	S89°31'37"E	51.05'
L20	S74°08'31"E	57.17'
L21	S83°07'50"E	78.14'
L22	S58°34'28"E	54.59'
L23	S64°40'16"E	35.30'
L24	S60°26'23"E	79.52'
L25	S84°06'02"E	75.01'
L26	S58°50'08"E	56.05'
L27	S67°13'32"E	21.84'
L28	S60°46'14"E	170.37'
L29	S50°31'07"E	67.75'
L30	S45°50'29"E	29.26'
L31	S32°19'18"E	67.56'
L32	S43°53'36"E	53.30'
L33	N68°20'28"E	51.50'
L34	N34°43'27"E	44.50'
L35	N02°14'02"W	18.80'
L36	N12°27'11"E	19.47'
L37	N02°56'11"W	39.52'
L38	N09°26'38"W	17.07'
L39	N19°55'06"W	43.15'
L40	N23°41'07"W	39.53'
L41	N06°57'09"W	24.92'
L42	N08°54'40"E	21.07'
L43	N17°53'06"E	46.10'
L44	N22°02'22"E	40.59'
L45	N14°07'54"E	32.46'
L46	N03°10'15"E	33.73'
L47	N02°33'51"W	20.05'
L48	N00°00'00"E	34.00'
L49	N06°43'44"E	56.69'
L50	N04°21'51"E	42.90'
L51	N11°07'34"E	43.50'
L52	N19°16'51"E	212.57'
L53	N67°03'28"E	31.58'
L54	N25°03'15"E	80.03'
L55	N12°37'44"E	47.88'
L56	N12°42'15"E	74.84'
L57	N00°09'25"E	52.30'
L58	N01°20'19"E	38.03'
L59	N13°46'32"E	41.17'

LINE TABLE		
LINE NO.	BEARING	LENGTH
L60	N23°36'19"E	56.65'
L61	N05°49'46"E	56.47'
L62	N25°27'22"W	72.71'
L63	N13°11'33"W	71.61'
L64	N02°26'46"E	74.47'
L65	N00°00'00"E	39.00'
L66	S25°12'41"E	40.78'
L67	S75°20'36"E	19.25'
L68	S72°00'06"E	36.58'
L69	S56°49'40"E	81.16'
L70	S64°31'48"E	32.55'
L71	S79°24'25"E	36.69'
L72	S56°10'24"E	34.70'
L73	S63°21'21"E	49.15'
L74	S53°17'41"E	23.54'
L75	S56°56'06"E	43.04'
L76	S49°44'54"E	61.23'
L77	S55°44'43"E	52.80'
L78	S85°45'06"E	21.86'
L79	S80°33'48"E	33.98'
L80	S57°47'23"E	22.47'
L81	S72°14'42"E	12.60'
L82	S67°45'12"E	43.49'
L83	S50°49'50"E	33.65'
L84	S46°19'23"E	64.42'
L85	S55°20'03"E	24.94'
L86	S43°35'46"E	34.58'
L87	S58°27'57"E	102.10'
L88	S65°20'48"E	105.09'
L89	S53°35'27"E	69.26'
L90	S60°59'35"E	56.44'
L91	S79°54'50"E	11.41'
L92	N79°31'09"E	73.81'
L93	S80°10'01"E	43.72'
L94	S35°25'01"E	29.21'
L95	S53°34'21"E	59.61'
L96	S86°56'56"E	19.23'
L97	S77°58'52"E	30.46'
L98	S71°37'31"W	29.75'
L99	S72°35'41"E	25.00'
L100	S64°36'38"W	28.56'
L101	S43°54'06"E	26.97'
L102	N68°24'16"E	194.41'
L103	N18°31'37"W	33.34'
L109	N16°11'05"W	66.30'
L110	N16°11'05"W	66.30'
L113	N26°59'24"W	27.84'



RILEY LIVING TRUST
CALLED 6.844 AC.
DOC. NO. 201106040005
O.P.R.C.C.

LEGEND

- IRON ROD FOUND
- 1/2-INCH IRON ROD SET W/ CAP STAMPED "HAYNIE CONSULTING"
- △ CALCULATED POINT
- ⊙ COTTON SPINDLE FOUND
- ✕ RAILROAD SPIKE FOUND
- *MAG* NAIL IN POST FOUND
- *MAG* NAIL FOUND
- () RECORD INFORMATION
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- O.P.R.C.C. OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TX
- D.R.C.C. DEED RECORDS OF COMAL COUNTY, TX
- ADJOINING PROPERTY LINE
- BSL BUILDING SETBACK LINE

DONALD & DENISE STEELE
CALLED 12.994 AC.
DOC. NO. 200206007872
O.P.R.C.C.

LESLIE DISCHINGER &
BARBARA D. MOORE
CALLED 222.704 AC.
VOL. 183, PG. 440
D.R.C.C.

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1010 Provident Lane
Round Rock, Texas 78664-3276
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TBPE FIRM # F-002411, TBPLS FIRM # 100250-00

SHEET NO.
5 OF 5

DRAWN BY: KS
CHECKED BY: B.J.
PROJ. #: 738-21-03