

DESCRIPTION OF A 9.103 ACRE TRACT OF LAND
SITUATED IN THE SAMUEL CRAFT SURVEY NO. 1, ABSTRACT NO. 98
COMAL COUNTY, TEXAS

BEING a 9.103 Acre tract of land situated in the Samuel Craft Survey No. 1, Abstract No. 98, and being all of a called 2.568 acre tract and a 3.366 acre tract of land described in an instrument to Bryant-Wilburn Depot, Ltd. Recorded in Document No. 9806004570, Official Public Records of Comal County, Texas (O.P.R.C.C.), and being all of the remainder of a called 6.060 acre tract of land described in an instrument to Bryant-Wilburn Depot, Ltd. recorded in Document No. 9806004571, O.P.R.C.C., said 9.103 acre tract of land described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with cap found on the Northwest right-of-way line of Interstate Highway 35 (Width Varies), being the most Southerly corner of a called 5.276 acre tract of land described in an instrument to La Miraj, Ltd. recorded in Document No. 20120060304, O.P.R.C.C. and being the most Easterly corner of said 3.366 acre tract and the herein described tract, from which a found 1/2-inch iron rod w/cap stamped "HMT" bears North 43°35'20" East, a distance of 151.14 feet;

THENCE South 43° 35' 20" West, along and with the Northwest right-of-way line of said Interstate Highway 35, a distance of 168.69 feet to a calculated point for the most Southerly corner of the herein described tract and being the most Easterly corner of a called 3.000 acre tract of land described in an instrument to R.P. Constructors, Inc. recorded in Volume 914, Page 174, O.P.R.C.C., from which a found 1-inch iron pipe bears South 49°25'21" East, a distance of 0.72 feet;

THENCE North 45° 25' 21" West, along and with the Northeast line of said 3.00 acre tract, same being the Southwest line of said 3.366 acre tract, a distance of 758.03 feet to a 3/8-inch iron rod found for the most Northerly corner of said 3.00 acre tract and being an interior corner of the herein described tract, from which a 1/2-inch iron rod found for the most Westerly corner of said 3.366 acre tract and being the most Southerly corner of said 2.568 acre tract bears North 46°25'21" West, a distance of 107.99 feet;

THENCE South 43° 44' 25" West, along and with the North line of said 3.00 acre tract, a distance of 172.47 feet to a 3/8-inch iron rod found for the most Easterly corner of said 3.00 acre tract and lying on the East line of a called 10.605 acre tract of land described in an instrument to Robert L. Bryant Sr. and Pamela A. Bryant recorded in Document No. 200406016070, O.P.R.C.C.;

THENCE North 46° 23' 04" West, along and with the East line of said 10.605 acre tract, a distance of 810.35 feet to a 1/2-inch iron rod w/cap found for the Northeast corner of said 10.605 acre tract, lying on the Southeast line of a called 36.965 acre tract of land described in an instrument to BSLR RV FUND I, LP recorded in Document No. 202006058338, O.P.R.C.C., and being the most Westerly corner of the herein described tract;

THENCE North 50° 00' 02" East, along and with the Southeast line of said 36.965 acre tract, a distance of 173.41 feet to 3/8-inch iron rod found for an angle point;

THENCE North 49° 56' 33" East, a distance of 169.63 feet to a 3/8-inch iron rod found for the most Northerly corner of said 2.568 acre tract and the herein described tract, same being the most Westerly corner of said 5.276 acre tract;

THENCE South 46° 15' 01" East, along and with the East line of said 2.568 acre tract and the West line of said 5.276 acre tract, a distance of 649.05 feet to a 1/2-inch iron rod found for the most Easterly corner of said 2.568 acre tract and the most Northerly corner of said 3.366 acre tract;

THENCE South 46° 31' 53" East, along and with the East line of said 3.366 acre tract and the West line of said 5.276 acre tract, a distance of 881.64 feet to **POINT OF BEGINNING** and containing 9.103 acres of land.

N 41°08'25" W 78.19'
N 41°09'32" W 77.97'

DESCRIPTION OF A 21.40 ACRE TRACT OF LAND
SITUATED IN THE SAMUEL CRAFT SURVEY NO. 1, ABSTRACT NO. 98
COMAL COUNTY, TEXAS

BEING a 21.40 Acre tract of land situated in the Samuel Craft Survey No. 1, Abstract No. 98, and being all of a called 10.605 acre tract of land described in an instrument to Robert L. Bryant Sr. and Pamela A. Bryant recorded in Document No. 200406016070, Official Public Records of Comal County, Texas (O.P.R.C.C.), and being all of the remainder of a called 18.376 acre tract of land described in an instrument to Bryant-Wilburn Depot, Ltd. recorded in Document No. 9806004570, O.P.R.C.C., said 21.40 acre tract of land described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with cap found on the Northwest right-of-way line of Interstate Highway 35 (Width Varies), being the most Southerly corner of a called 3.000 acre tract of land described in an instrument to R.P. Constructors, Inc., recorded in Volume 914, Page 174, O.P.R.C.C. and being the most Easterly corner of said 10.605 acre tract, from which a 1/2-inch iron rod w/cap found for the most Easterly corner of a called 3.366 acre tract of land bears North 43°35'20" East, a distance of 340.96 feet;

THENCE South 43° 35' 20" West, along and with the South line of said 10.605 acre tract and the Northwest right-of-way line of said Interstate Highway 35, at a distance of 80.20 feet passing a Mag Nail found for the most Southerly corner of said 10.605 acre tract, and continuing for a distance of 92.72 feet to a Type I Concrete Monument found for an angle point;

THENCE South 43° 47' 34" West, continuing along and with the South line of said 18.376 acre tract and the Northwest right-of-way line of said Interstate Highway 35, a distance of 202.92 feet to a Type I Concrete Monument found for an angle point;

THENCE South 48° 29' 27" West, continuing along and with the South line of said 18.376 acre tract and the Northwest right-of-way line of said Interstate Highway 35, a distance of 312.29 feet to a calculated point for the Southeast corner of said 18.376 acre tract and the herein described tract, same being the Southeast corner of a called 44.831 acre tract described in an instrument to Treeside RV LLC recorded in Document No. 201906030860, O.P.R.C.C., from which a found Type II TxDOT monument bears South 48°29'27" West, a distance of 290.03 feet, and from which a found 1/2-inch iron rod w/cap stamped "Urban Civil" bears South 48°57'34" East, a distance of 1.60 feet;

THENCE, along and with the East line of said 44.831 acre tract, same being the West line of said 18.376 acre tract, the following three (3) bearings and distances:

- 1) North 48° 57' 34" West, a distance of 293.00 feet to a 1/2-inch iron rod w/cap stamped "Urban Civil" found for an angle point;
- 2) North 54° 43' 18" West, a distance of 23.00 feet to a 1/2-inch iron rod w/cap stamped "Urban Civil" found for an angle point;
- 3) North 44° 34' 09" West, a distance of 420.91 feet to a 1/2-inch iron rod w/cap stamped "Urban Civil" found for an angle point;

THENCE North 39° 47' 58" West, continuing along and with the West line of said 18.376 acre tract, at a distance of 352.75 feet passing a 1/2-inch iron rod w/cap stamped "Urban Civil" found for the Northeast corner of said 44.831 acre tract and being the Southeast corner of a called 12.100 acre tract of land described in an instrument to FM 1102 WAW LLC recorded in Document No. 201906030862, O.P.R.C.C., and continuing along the East line of said 12.100 acre tract and the West line of said 18.376 acre tract, for a total distance of 787.48 feet to a 1/2-inch iron rod w/cap stamped "Urban Civil" found for an angle point;

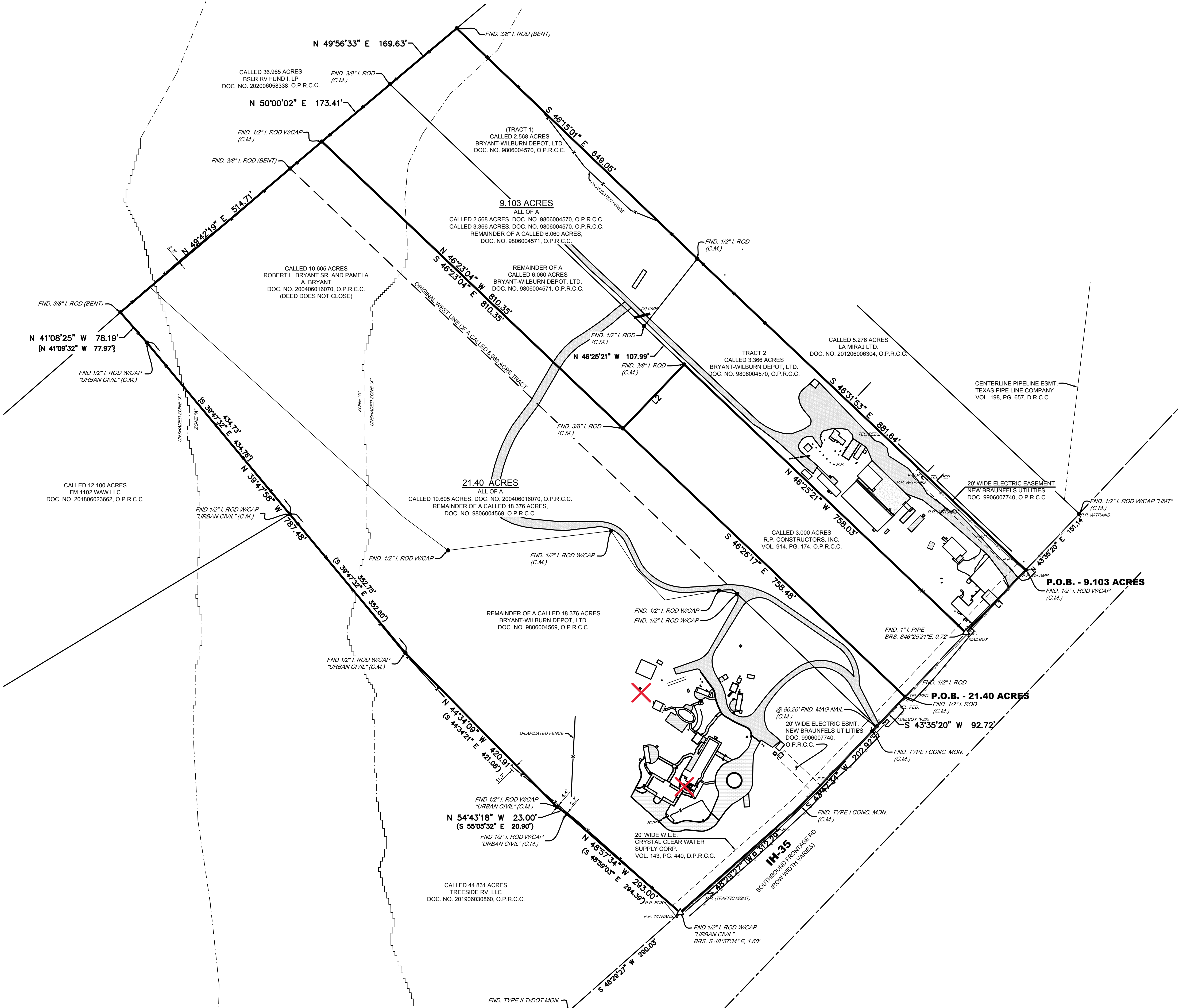
THENCE North 41° 08' 25" West, continuing along the East line of said 12.100 acre tract and the West line of said 18.376 acre tract, a distance of 78.19 feet to a 3/8-inch iron rod found for the Northwest corner of said 18.376 acre tract and the herein described tract, same being the Northeast corner of said 12.100 acre tract, lying on the South line of a called 36.965 acre tract of land described in an instrument to BSLR RV FUND I, LP recorded in Document No. 202006058338, O.P.R.C.C.;

THENCE North 49° 42' 19" East, along and with the North lines of said 18.376 acre tract and said 10.605 acre tract same being the South line of said 36.965 acre tract, a distance of 514.71 feet to a 1/2-inch iron rod w/cap found for the Northeast corner of said 10.605 acre tract;

THENCE South 46° 23' 04" East, along and with the East line of said 10.605 acre tract, a distance of 810.35 feet to a 3/8-inch iron rod found for the most Westerly corner of said 3.000 acre tract of land;

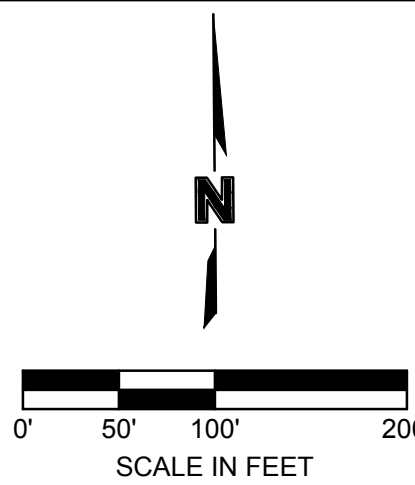
THENCE South 46° 26' 17" East, along and with the East line of said 10.605 acre tract and the West line of said 3.000 acre tract, a distance of 758.48 feet to the **POINT OF BEGINNING** and containing 21.40 acres of land.

- General Notes:
1. Bearing orientation is based upon the Texas Coordinate System, South Central Zone 4204, North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.00. Measurements are in U.S. Survey Feet. Distances are in Surface and may be converted to Grid by multiplying by the Combined Scale Factor of 0.999870017.
 2. This survey was made in reliance upon that certain commitment for title insurance issued by Chicago Title Insurance Company under G.F. No. AUT-60-661-AUT21003650, dated effective March 9, 2021 and issued on March 16, 2021 and G.F. No. AUT-60-661-AUT21003655, dated effective March 18, 2021 and issued on March 25, 2021.
 3. Property lies in Zone "A" and Unshaded Zone "X" as delineated on the Flood Insurance Rate Map for Comal County, Texas and Incorporated Areas, Map No. 48091C0295F, Map Revised September 02, 2009.
 4. Property is subject to restrictive covenants recorded in Volume 347, Page 217 and Volume 347, Page 227, Deed Records of Comal County, Texas.
 5. A metes and bounds description has been prepared in conjunction with this survey plat.



LEGEND

CM.	CONTROLLING MONUMENT
NO.	NUMBER
D.R.C.C.	DEED RECORDS OF COMAL COUNTY, TEXAS
O.P.R.C.C.	OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
F.R.C.C.	FLAT RECORDS OF COMAL COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
P.P.	POWER POLE
TRANS.	TRANSFORMER
○	FOUND 1/2-INCH IRON ROD
●	POINT OF BEGINNING
○	UNLESS OTHERWISE NOTED SET 3/8-INCH IRON ROD
○	W/CAP "SUMMIT GEOMATICS"
○	CALCULATED POINT
△	BARBIRE FENCE
○	CHAINLINE FENCE
()	RECORD INFORMATION PER DOC. 201906030860
()	RECORD INFORMATION PER DOC. 201906030862



LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 43°35'20" W	168.69'
L2	S 43°44'25" W	172.47'

TITLE COMMITMENT - SCHEDULE B

10e. Easement(s) as reserved therein, granted to TEXAS PIPE LINE COMPANY, dated December 30, 1933, recorded in Volume 63, Page 167, Deed Records, Comal County, Texas. (Blanket Easement, Not Plottable)

10f. Easement(s) as reserved therein, granted to CRYSTAL CLEAR WATER SUPPLY CORP., dated April 2, 1965, recorded in Volume 143, Page 440, Deed Records, Comal County, Texas. (Shown hereon)

As affected by Document recorded in Volume 198, Page 657, Deed Records, Comal County, Texas. (Shown hereon, not on the subject tract)

g. Electric Line Right-of-Way Agreement (Shown Hereon)

Executed by: Bryant-Wilburn Depot, LTD. and New Braunfels Utilities
Recording Date: March 25, 1999
Recording No.: 9906007740, Official Public Records, Comal County, Texas

SUMMIT GEOMATICS, INC.
3138 Samar Dr.
San Antonio, Texas 78217
Tel: 210-971-4870 • summit-geomatics.com
TBPELS Firm No. 10194857

SUMMIT
Geomatics

I, Robert A. Harper, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this survey substantially complies with the minimum technical standards as promulgated by the Texas Board of Professional Engineers and Land Surveyors.

Dated this 26th day of March, 2021.

Robert A. Harper, RPLS No. 6582
Summit Geomatics, Inc.
Tel: (210) 971-4870
rharper@summit-geomatics.com

STATE OF TEXAS
COUNTY OF COMAL
I, *Robert A. Harper*
Registered Professional Land Surveyor

SURVEY PLAT OF
9.103 ACRES OF LAND
AND 21.40 ACRES OF LAND
SITUATED IN THE
SAMUEL CRAFT SURVEY
NO. 1, ABSTRACT NO. 98
COMAL COUNTY, TEXAS

SCALE:	JOB NO.:	DATE:	SHEET:
1"=100'	21.0014	03/26/21	1 OF 1