

## METES & BOUNDS DESCRIPTION

OF A 6.67 (CALLED 6.667) ACRE TRACT OF LAND LOCATED IN THE JOHN THOMPSON SURVEY NO. 21, ABSTRACT NO. 608, COMAL COUNTY, TEXAS, BEING OUT OF THAT CERTAIN CALLED 142.48 ACRE TRACT RECORDED IN VOLUME 257, PAGES 46-51, DEED RECORDS OF GUADALUPE COUNTY, TEXAS, AND VOLUME 98, PAGES 290-293, DEED RECORDS OF COMAL COUNTY, TEXAS, BEING THE SAME TRACT OF LAND AS CONVEYED TO RANDOLPH-BROOKS FEDERAL CREDIT UNION IN DOCUMENT NO. 201006033253, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** at a found ½” iron rod in the westerly R.O.W. line of Pahmeyer Road (A/K/A Pahmeyer Dr., a 60’ Public R.O.W.) for the northeast corner of the herein described tract, the southeast corner of Lot 1, Block 3, Meadow Creek Subdivision, as recorded in Vol. 13, Pg. 83, Plat Records of Comal County, Texas;

**THENCE** along and with said R.O.W., South 24°45’38” East, a distance of 368.81 feet to a set X on concrete for the southeast corner of the herein described tract, the intersection of said R.O.W. line and the northerly R.O.W. line of County Line Road (A/K/A W. County Line Rd., an 80’ Public R.O.W.) ;

**THENCE** along and with the northerly R.O.W. line of said County Line Road, the following courses and distances:

South 65°16’27” West, a distance of 141.12 feet to a set ½” iron rod for the P.C. of a curve to the right with the following parameters:

Radius: 960.00 feet

Arc Length: 626.85 feet

Chord Length: 615.77 feet

Chord Bearing: South 83°58’50” West

Delta Angle: 37°24’44”

To a set ½” iron rod for a Point of Tangency;

**THENCE** North 77°18’23” West, a distance of 88.30 feet to a set ½” iron rod for the southwest corner of the herein described tract, the southeast corner of a called 23.672 acre tract as conveyed to the City of New Braunfels in Doc. No. 200806041112, Official Public Records of Comal County, Texas;

**THENCE** along and with the common boundary of the herein described tract and said City of New Braunfels Tract, North 25°39’10” West, a distance of 242.56 feet to a set ½” iron rod for the northwest corner of the herein described tract, the southwest corner of Lot 22, said Meadow Creek Subdivision;

**THENCE** along and with the common boundary of the herein described tract and said Meadow Creek Subdivision, North 74°09'53" East, at a distance of 106.43 feet passing a found ½" iron rod marking the southeast corner of said Lot 22, the southwest corner of Logan's Pass (a 60' Public R.O.W.), at a distance of 569.28 feet passing a found ½" iron rod marking the common southerly corner of Lots 5 and 6, said Meadow Creek Subdivision, a total distance of 807.90 feet to the **POINT OF BEGINNING** and containing 6.67 acres, more or less.

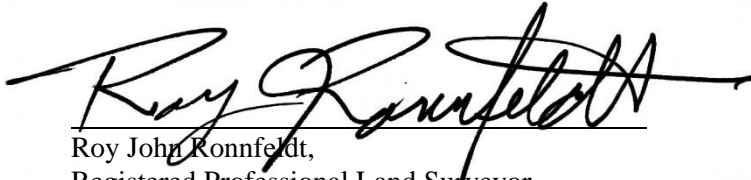
It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.

STATE OF TEXAS       §

December 18, 2014

COUNTY OF BEXAR   §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.

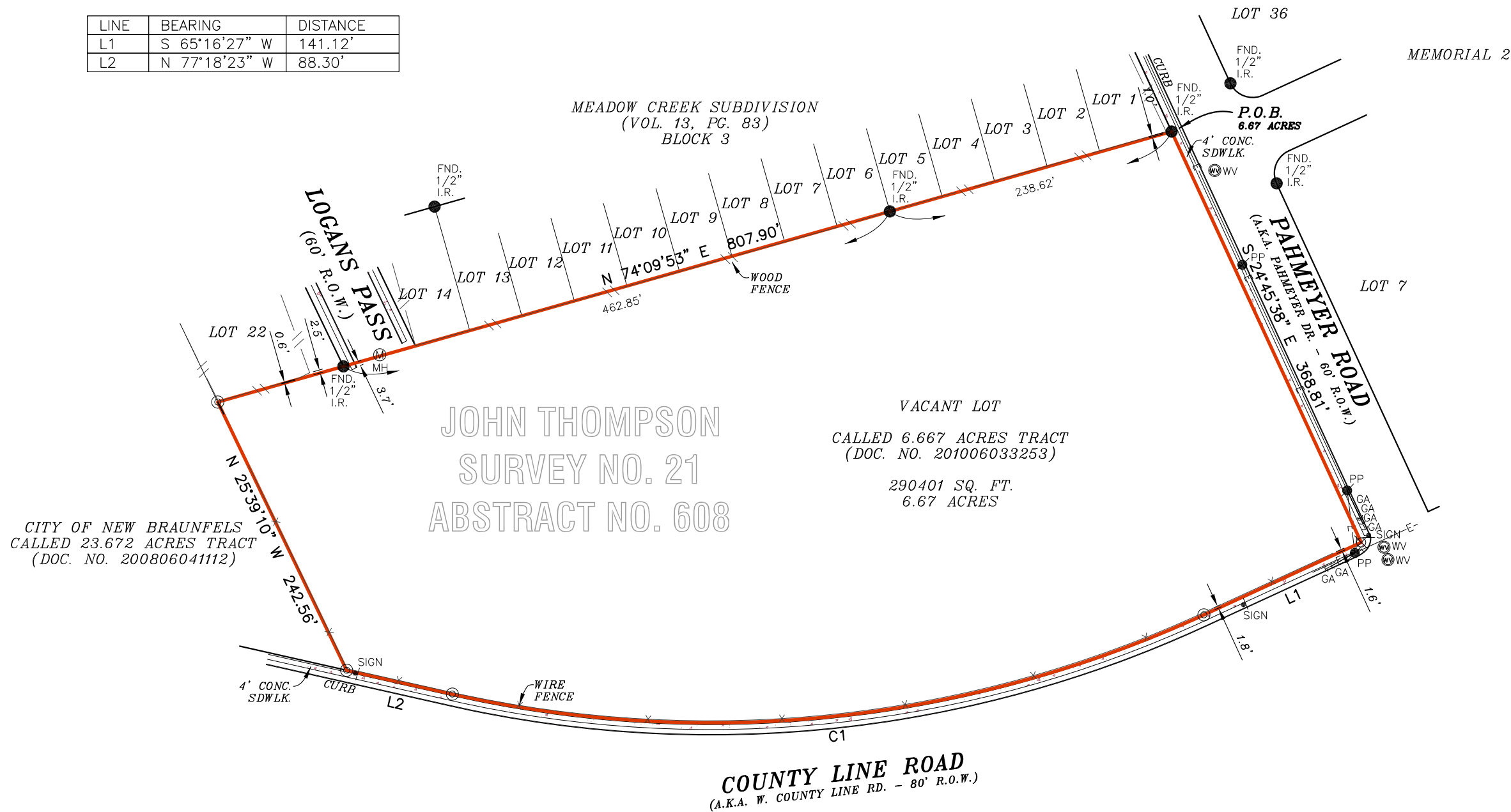


Roy John Ronnfeldt,  
Registered Professional Land Surveyor  
Registration No. 3520



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	960.00'	626.85'	615.77'	S 83°58'50" W	37°24'44"

LINE	BEARING	DISTANCE
L1	S 65°16'27" W	141.12'
L2	N 77°18'23" W	88.30'



**LEGEND**

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- BARBED WIRE FENCE
- WOOD FENCE
- OVERHEAD ELECTRIC
- SET IRON ROD
- FOUND IRON ROD
- POINT OF REFERENCE
- CUT X ON CONCRETE
- POWER POLE
- WATER VALVE
- GUY ANCHOR
- SIGN
- MANHOLE

CITY OF NEW BRAUNFELS  
CALLED 23.672 ACRES TRACT  
(DOC. NO. 200806041112)

JOHN THOMPSON  
SURVEY NO. 21  
ABSTRACT NO. 608

VACANT LOT  
CALLED 6.667 ACRES TRACT  
(DOC. NO. 201006033253)  
290401 SQ. FT.  
6.67 ACRES

**SURVEYOR'S NOTE:**

BASIS OF BEARING, RECORDED DEED UNLESS OTHERWISE NOTED.

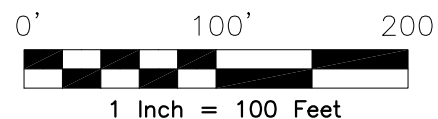
PANEL NOS: & DATE  
48091C 0445 F & 48187C 0095 F  
SEPTEMBER 02, 2009 AND NOVEMBER 2, 2007

At date of this survey, the property is in FEMA designated ZONE X as verified by FEMA map Panel No: SEE ABOVE effective date of SEE ABOVE. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

X \_\_\_\_\_  
X \_\_\_\_\_

**GRAPHIC SCALE**



I, ROY JOHN RONNFELDT, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to R B TITLE

and JEFFERSON BANK  
that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).  
Borrower/Owner: GIPFEL, LLC  
Address: FM 1044 GF No. 030428

**Legal Description of the Land:** Being a 6.667 acre tract of land, more or less, out of the John Thompson Survey No. 21, Abstract 608, Comal County, Texas, and being out of that called 142.48 acre tract described in Deed of Partition to Erwin P. Henk dated March 7, 1952 and recorded in Volume 257 on pages 46-51 of the Deed Records of Guadalupe County, Texas, and in Volume 98 on pages 290-293 of the Deed Records of Comal County, Texas.

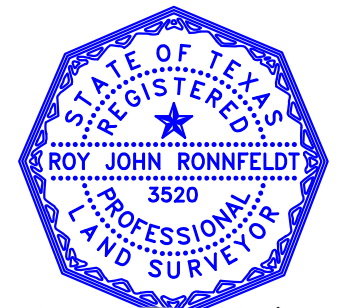
SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:

PROPERTY PHOTOGRAPH:



**FINAL "BOUNDARY" SURVEY**

JOB NO.:	NO.	REVISION	DATE
1412025137	01	SCHEDULE A	01/29/15
DATE:	12/18/14	02	CHANGE FENCE
DRAWN BY:	MN/HM		02/13/15
APPROVED BY:	RJR		



*Roy John Ronnfeldt*  
ROY JOHN RONNFELDT, R.P.L.S.  
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