

Trihydro Corporation
1672 Independence Drive, Suite 315 * NEW BRAUNFELS, TX. 78130
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TBPELS Firm Registration #10194320

BEING, a 10.54 acre tract of land out of Subdivision Nos. 126 & 127 of the A. M. Esnaurizar Eleven League Grant, Comal County, Texas; and being out of the remainder of a called 61.410 acre tract, recorded in Document No. 202106043876, of the Official Public Records, Comal County, Texas (O.P.R.C.C.TX.) and being more particularly described as follows;

COMMENCING at a 1/2-inch iron rod found on the southeasterly right-of-way line of Soechting Rd. same being the northwesterly line of said remainder of a called 61.410 acre tract marking the west corner of a called 11.15 acre tract of land described in deed to Abel Barcenas & Ernesto Barcenas and recorded in Document No. 201806033876, O.P.R.C.C.TX.;

THENCE, South 45°50'53" West, a distance of 65.16 feet along the southeasterly right-of-way line of said Soechting Rd. to a 1/2-inch iron rod stamped "Trihydro" set on the northwesterly line of said remainder of a called 61.410 acre tract marking the north corner and the **POINT OF BEGINNING** of the herein described 10.57 acre tract;

THENCE, departing the southeasterly right-of-way line of said Soechting Rd., over and across said remainder of a called 61.410 acre tract the following four (4) courses and distances;

1. South 43°05'10" East, a distance of 92.00 feet to a 1/2-inch iron rod stamped "Trihydro" set for interior corner of said 10.54 acre tract;
2. North 45°50'53" East, a distance of 15.00 feet to a 1/2-inch iron rod stamped "Trihydro" set marking an exterior corner of said 10.54 acre tract;
3. South 43°05'10" East, a distance of 725.96 feet to a 1/2-inch iron rod stamped "Trihydro" set marking the east corner of said 10.54 acre tract, and
4. South 43°24'58" West, a distance of 546.17 feet to a 1/2-inch iron rod stamped "Trihydro" set on the southwesterly line of said remainder of a called 61.410 acre tract same being the northeasterly line of Lot 28 of Melshir Acres recorded in Volume 12, Page 48, Deed Records, Comal County, Texas, (D.R.C.C.TX.) and marking the south corner of said 10.54 acre tract. From which a concrete monument found bears South 44°23'51" East, a distance of 1380.16 feet;

THENCE, North 44°23'51" West, passing at a distance of 830.83 feet a concrete monument found on the common line of said remainder of a called 61.410 acre tract and Lot 29 of said Melshir Acres and continuing for a total distance of 841.00 feet to a fence post found on the southeasterly right-of-way line of said Soechting Rd. marking the northwest corner of said remainder of a called 61.410 acre tract same being the north corner of said Lot 29 and for the west corner of said 10.54 acre tract;

THENCE, North 45°50'53" East, a distance of 549.50 feet along the southeasterly right-of-way line of said Soechting Rd. to the **POINT OF BEGINNING**, and containing 10.54 acres. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, South Central Zone (FIPS 4204) (NAD'83). All distances are on the Grid and shown in U.S. Survey feet.

John Mark Hickman, RPLS 7001
Job No.: 202-300-051
Date: 8/18/2023

SURVEY PLAT SHOWING A 10.54 ACRE TRACT OUT OF SUBDIVISION NUMBERS 126 & 127 OF THE A.M. ESNAURIZAR ELEVEN LEAGUE GRANT, COMAL COUNTY, TEXAS, AND BEING OUT OF THE REMAINDER OF A CALLED 61.410 ACRE TRACT, AS RECORDED IN DOCUMENT NO. 202106043876, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

DRAWN BY: PME

CHECKED BY: JMH

DATE: 8/18/2023

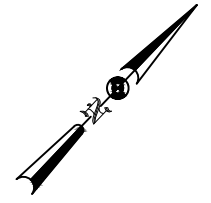
SCALE: NONE

FILE: 202-300-051

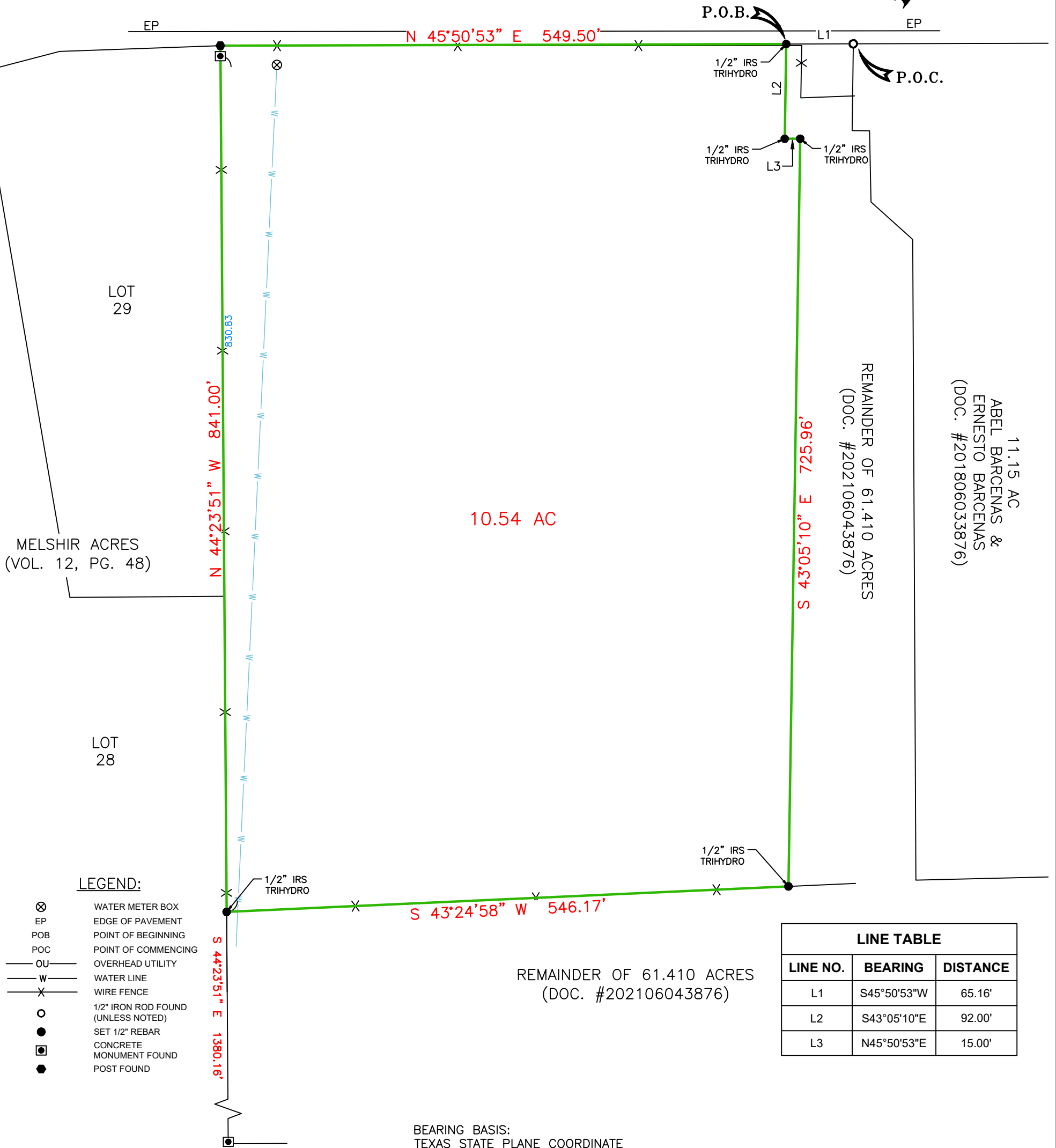
PREPARED BY:



New Braunfels Branch Office
Texas Survey Firm 10194320
1672 Independence Dr., Ste 315
New Braunfels, Texas 78132
(P) 830/626.0337 (F) 830/626.3601



SOECHTING ROAD



LEGEND:

- ⊗ WATER METER BOX
- EP EDGE OF PAVEMENT
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- OU — OVERHEAD UTILITY
- W — WATER LINE
- X — WIRE FENCE
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- SET 1/2" REBAR
- CONCRETE MONUMENT FOUND
- POST FOUND

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S45°50'53"W	65.16'
L2	S43°05'10"E	92.00'
L3	N45°50'53"E	15.00'

BEARING BASIS:
 TEXAS STATE PLANE COORDINATE
 SYSTEM GRID, SOUTH CENTRAL ZONE
 (FIPS 4204) (NAD'83), AS DETERMINED
 BY THE GLOBAL POSITIONING SYSTEM
 (GPS)

ADDRESS: 800 SOECHTING ROAD

REFERENCES: VOL. 12, PG. 48
 DOC. #202106043876
 DOC. #201806033876

SURVEY PLAT SHOWING A 10.54 ACRE TRACT OUT OF SUBDIVISION NUMBERS 126 & 127 OF THE A.M. ESNAURIZAR ELEVEN LEAGUE GRANT, COMAL COUNTY, TEXAS, AND BEING OUT OF THE REMAINDER OF A CALLED 61.410 ACRE TRACT, AS RECORDED IN DOCUMENT NO. 202106043876, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

NOTE: THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY THAT WOULD BE SHOWN ON SAID REPORT. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.

DATE OF FIELDWORK: 8/16/2023

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

John Mark Hickman

JOHN MARK HICKMAN
 REGISTERED PROFESSIONAL LAND SURVEYOR

7001
 TEXAS REGISTRATION NO.
 JOB # 202-300-051
 DATE: 8/21/23



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