



102.940 ACRES

FIELD NOTES OF A 102.940 ACRE TRACT OF LAND SITUATED IN THE CITY OF SCHERTZ, BLANCO COUNTY OUT OF THE J. NOYES SURVEY NO. 259, ABSTRACT NO. 430, BEING THE REMAINDER OF A 105 ACRE TRACT OF LAND CONVEYED TO ALBERT W. PARKER OF RECORD IN DOCUMENT #201806023366 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: NOTE: ALL IRON RODS SET ARE $\frac{1}{2}$ " REBAR WITH AN ORANGE PLASTIC CAP STAMPED "CAWC".

BEGINNING at a 3/8" iron rod found in the south right-of-way line of Interstate Highway 35 (300' Right-of-Way) for a south corner of a 1.938 acre tract of land conveyed to the State of Texas of record in Volume 100, Page 238 of the Official Public Records of Comal County, Texas and for the north corner of a 6.997 acre tract of land conveyed to FP Hacienda Properties of record in Document #201706019338 of the Official Public Records of Comal County, Texas for the northwest corner of the remainder of the 105 acre tract and this tract (from which a 5" cedar post bears North 23°30'35" East, 0.82 feet).

THENCE, generally along a fenced line, North 54°22'20" East, 821.45 feet with a north line of this tract and the remainder of the 105 acre tract and the common right-of-way line of IH 35 and the 1.938 acre tract to a point for the west corner of Lot 2 of the Shefman Schuetz Subdivision of record in Volume 9, Page 60 of the Deed and Plat Records of Comal County, Texas for the east corner of the 1.938 acre tract and the most northerly corner of the remainder of the 105 acre tract and this tract (from which a power pole with a railroad spike bears North 09°28'51" West, 1.39 feet and a 1/2" iron rod found for the north corner of Lot 1 bears North 54°22'20" East, 707.44 feet).

THENCE, along an unfenced line, South 50°27'29" East, 365.69 feet with a common southeast line of this tract and the remainder of the 105 acre tract and the southwest line of Lot 2 to a 1/2" iron rod found for the south corner of Lot 2 and a reentrant corner of the remainder of the 105 acre tract and this tract.

THENCE, generally along a fenced line, North 50°23'48" West, 556.07 feet with the common northeast line of this tract and the remainder of the 105 acre tract and the southeast lines of Lot 2 & Lot 1 of the Shefman Schuetz Subdivision to a 1/2" iron rod found with "MDS" cap in the southwest line of a 44.328 acre tract of land conveyed to Khamapirad Family, LTD Partnership of record in Document #201206030282 of the Official Public Records of Comal County, Texas for the east corner of Lot 1 and the north corner of the remainder of the 105 acre tract and this tract (from which a 1/2" iron rod found for the north corner of Lot 1 bears North 25°09'31" West, 320.36 feet).

THENCE, generally along a fenced line, South 24°59'56" East, with the most easterly line of this tract and the remainder of the 105 acre tract at 1,006.53 feet passing a 1/2" iron rod (South 65°00'04" West, 0.50 feet offline) for the south corner of the 44.328 acre tract and the west corner of a 39.784 acre tract of land conveyed to Dennis R & Jeannine C. Engel of record in Volume 941, Page 328 of the Official Public Records of Comal County, Texas and at 2,070.60 feet passing a 1/2" iron rod (North 65°00'04" East, 0.18 feet offline) for the south corner of the 39.784 acre tract and the west corner of a 50.465 acre tract of land conveyed to Dennis R & Jeannine C. Engel (Property ID #78212) for a total distance of 2,956.69 feet to a 1/2" iron rod found at the base of a 2-7/8" pipe post for the north corner of a 40' road called Froboese Lane (FM 376 B) for the east corner of the remainder of the 105 acre tract and this tract.

THENCE, generally along a fenced line, South 64°25'08" West, 1,483.69 feet with the southeast line of this tract and the remainder of the 105 acre tract and the common northwest right-of-way line of Froboese Lane to a 1/2" iron rod found for the east corner of a 69.82 acre tract of land conveyed to Brian K. Wetz of record in Document #201406013314 of record in the Official Public Records of Comal County, Texas for the south corner of the remainder of the 105 acre tract and this tract (from which a 2-3/8" pipe post bears South 32°06'00" East, 5.25 feet).

THENCE, generally along a fenced line, North 25°21'41" West, with a west line of this tract and the remainder of the 105 acre tract at 1,748.01 feet passing a 1/2" iron rod found (North 64°38'19" East, 0.40 feet offline) for the north corner of the 69.82 acre tract and the east corner of a 8.0 acre tract of land conveyed to Alwin Roy Raghe of record in Document #201806034342 of the Official Public Records of Comal County, Texas and at 2,029.01 feet passing a 3/8" iron rod found (South 64°38'19" West, 0.13 feet offline) for the north corner of the 8.0 acre tract and the east corner of the 6.997 acre tract for a total distance of 3,010.28 feet to the **POINT OF BEGINNING** and containing 102.940 acres of land according to a survey on the ground on October 22, 2018 by CAW Consultants, Inc.

Craig Wallendorf 10-22-18

Craig A. Wallendorf
Registered Professional Land Surveyor # 5810

