



22.51 Acres

Field notes for a 22.51 acre tract of land out of a called 45.03 acre tract of land in deed to Carolyn M. Rapp recorded in Document No. 201106024510 Official Public Records Comal County, Texas (OPRCCT), situated in the H. Luehlfing Survey No. 804, Abstract No. 939, Comal County, Texas, and being more particularly described by metes and bounds as follows with all bearings being based on Texas State Plane Coordinates South Central Zone (NAD 83);

Beginning: at a found railroad spike (N 13854697.06, E 2206398.38) lying on the west right-of-way (ROW) line of Charter Oak Drive (60' ROW) marking the upper southeast corner of said 45.03 acre tract, the upper southeast corner of the herein described tract and the northeast corner of a called 2.375 acre tract of land recorded in Document No. 9606004227 OPRCCT, being S 09° 10' 52" W (Bearing Basis), 1156.62 feet (calculated from deed calls S 09° 11' 02" W, 1156.65 feet), from a found mag nail (N 13855838.86, E 2206582.93) with disk (4069) lying on the west ROW line of said Charter Oak Drive marking the northeast corner of a called 7.00 acre tract of land described in Document No. 201106024510 OPRCCT (remainder of a called 73.25 acre tract of land recorded in Volume 199, Page 820 Deed Records Comal County, Texas);

Thence: N 39° 40' 43" W, 325.89 feet (called N 39° 36' 41" W, 326.09 feet), along the southerly line of said 45.03 acre tract, the southerly line of the herein described tract and the northeast line of said 2.375 acre tract, to a found ½" iron bar marking an interior corner of said 45.03 acre tract, the herein described tract and the north corner of said 2.375 acre tract;

Thence: S 55° 12' 01" W, 116.94 feet (called S 55° 09' 14" W, 116.87 feet), along the southerly line of said 45.03 acre tract, the southerly line of the herein described tract and the northwest line of said 2.375 acre tract, to a found ½" iron bar for angle;

Thence: S 37° 49' 28" W, 261.04 feet (called S 37° 50' 18" W, 261.49 feet), along the southerly line of said 45.03 acre tract, the southerly line of the herein described tract and the northwest line of said 2.375 acre tract, to a set ½" iron bar with cap (Solis-Kanak) for corner and lying on the north line of a called 1.368 acre tract of land recorded in Volume 696, Page 1 OPRCCT;

Thence: N 69° 49' 04" W, 556.18 feet (called N 69° 47' 57" W, 556.18 feet), along the southerly line of said 45.03 acre tract, the southerly line of the herein described tract and the north line of said 1.368 acre tract at 62.61 feet, passing a found ½" iron bar marking the northwest corner of said 1.368 acre tract and the northeast corner of a called 9.41 acre tract of land recorded in Document No. 200906020589 OPRCCT, and continuing along the southerly line of said 45.03 acre tract, the southerly line of the herein described tract and the north line of said 9.41 acre tract, to a found 3/8" iron bar for angle;

Thence: S 73° 45' 33" W, 371.47 feet (called S 73° 44' 30" W, 371.16 feet), along the southerly line of said 45.03 acre tract, the southerly line of the herein described tract and the north line of said 9.41 acre tract, to a found ¾" iron bar marking the southwest corner of said 45.03 acre tract, the southwest corner of the herein described tract and the northwest corner of said 9.41 acre tract, lying on the northeast line of Lot 8 of Sunburst Ranch Unit No. 1 recorded in Volume 5, Page 132 Map and Plat Records Comal County, Texas;

Thence: N 39° 22' 27" W, 558.53 feet (called N 39° 21' 12" W, 558.60 feet), along the southwest line of said 45.03 acre tract, the southwest line of the herein described tract, the northeast line of said Lot 8 and the lower northeast line of Lot 9 of said Sunburst Ranch Unit No. 1, to a found ¾" iron bar for the lower west corner of said 45.03 acre tract, the west corner of the herein described tract and an interior corner of said Lot 9;

Thence: N 44° 03' 20" E, 453.70 feet (called N 44° 03' 29" E, 453.50 feet), along the lower northwest line of said 45.03 acre tract, the lower northwest line of the herein described tract and the upper southeast line of said Lot 9, to a found ½" iron bar marking an interior corner of said 45.03 acre tract, the lower north corner of the herein described tract, the upper east corner of said Lot 9, the south corner of a called 5.312 acre tract of land recorded in Document No. 201306002001 OPRCCT and the lower west corner of a 17.21 acre tract of land surveyed this same date;

Thence: across said 45.03 acre tract along the common line of the herein described tract and said 17.21 acre tract with the following calls:

S 32° 24' 45" E, 389.85 feet, to a set ½" iron bar with cap (Solis-Kanak) for corner;

N 49° 53' 10" E, 534.14 feet, to a set ½" iron bar with cap (Solis-Kanak) for corner;

S 20° 03' 37" E, 21.30 feet, to a set ½" iron bar with cap (Solis-Kanak) for corner;

N 77° 14' 19" E, 164.67 feet, to a set ½" iron bar with cap (Solis-Kanak) for corner;

N 11° 42' 30" W, 60.01 feet, to a set ½" iron bar with cap (Solis-Kanak) for corner, lying on the north line of said 45.03 acre tract and the south line of a called 1.47 acre tract of land recorded in Document No. 201506024209 OPRCCT;

Thence: N 77° 14' 19" E, 70.32 feet (called N 77° 13' 42" E), along the northerly line of said 45.03 acre tract, the north line of the herein described tract and the south line of said 1.47 acre tract, to a found ¾" iron bar for angle marking the southeast corner of said 1.47 acre tract and the southwest corner of said 7.00 acre tract;

Thence: S 42° 15' 12" E, 159.60 feet (called N 42° 17' 20" W, 159.54 feet), along the northerly line of said 45.03 acre tract, the upper north line of the herein described tract and the south line of said 7.00 acre tract, to a set ½" iron bar with cap (Solis-Kanak) for angle;

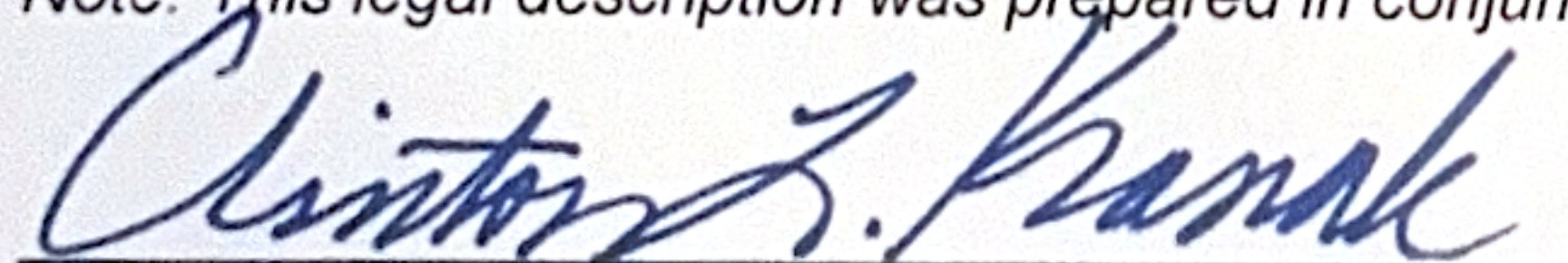
Thence: S 63° 01' 38" E, 570.69 feet (called N 63° 04' 08" W, 570.69 feet), along the northerly line of said 45.03 acre tract, the north line of the herein described tract and the south line of said 7.00 acre tract, to a set ½" iron bar with cap (Solis-Kanak) for the lower northeast corner of said 45.03 acre tract, the northeast corner of the herein described tract and the southeast corner of said 7.00 acre tract, lying on the west ROW line of said Charter Oak Drive;

Thence: S 22° 47' 39" W, 171.73 feet (called S 22° 48' 01" W), along the west ROW line of said Charter Oak Drive, the lower east line of said 45.03 acre tract and the east line of the herein described tract, to a 2½" steel fence post for angle;

Thence: S 00° 56' 23" E, 354.42 feet (called S 00° 58' 24" E, 354.21 feet), along the west ROW line of said Charter Oak Drive, the lower east line of said 45.03 acre tract and the east line of the herein described tract, to a found ½" iron bar with cap (illegible) for angle;

Thence: S 21° 02' 37" W, 42.56 feet (called S 20° 54' 11" W, 42.88 feet), along the west ROW line of said Charter Oak Drive, the lower east line of said 45.03 acre tract and the east line of the herein described tract, to the **Place of Beginning** and containing 22.51 acres of land more or less.

Note: This legal description was prepared in conjunction with a survey plat Job. No. 21-0157.



Clinton L. Kanak, R.P.L.S.

Registered Professional Land Surveyor, No. 4499

Date: December 13, 2021

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