

Plat of Survey

Tract 1: Being 69.90 acres of land in Hays County, Texas comprised of parts of the following Survey's with their respective acreages: 12.67 acres of land out of the James C. Stevenson, Pre-emption Survey, Abstract Number 454; 4.84 acres of land out of the Antonio Rezzelle, Pre-emption Survey, Abstract Number 407; 34.37 acres of land out of the Adolph Moeller, Pre-emption Survey, Hays County Abstract Number 682 and 18.02 acres of land out of Survey Number 1, John Hannon, Hays County Abstract Number 232. Said 69.90 acre tract of land being all of a called 60.00 acre tract of land described in a deed to the Lawrence Arthur Stoepler and Jo Ann Krueger Stoepler recorded in Volume 4299, Page 564 of the Official Public Records of Hays County, Texas and being out of a called approximately 96.9112 acre tract of land described in a deed to the Lawrence Arthur Stoepler and Jo Ann Krueger Stoepler Revocable Living Trust recorded in Doc# 201106019375 of the Official Public Records of Comal County, Texas and recorded in Volume 4130, Page 421 of the Official Public Records of Hays County, Texas.

Tract 2: Being 15.38 acres of land in Hays County, Texas and 32.48 acres of land in Comal County, Texas comprised of 15.38 acres of land out of Survey Number 1, John Hannon, Hays County Abstract Number 232; 6.67 acres of land out of Survey Number 1, John Hannon, Comal County Abstract Number 995; 24.13 acres of land out of Survey Number 43, Joseph R. Burleson, Comal County Abstract Number 920 and 1.68 acres of land out of Survey Number 102, James Edgy, Comal County Abstract Number 147. Said 47.86 acre tract of land being out of a called approximately 96.9112 acre tract of land described in a deed to the Lawrence Arthur Stoepler and Joann Krueger Stoepler Revocable Living Trust recorded in Doc# 201106019375 of the Official Public Records of Comal County, Texas and recorded in Volume 4130, Page 421 of the Official Public Records of Hays County, Texas.

Pre-emption Survey
Antonio Rezzelle
Hays County Abstract Number 407

Pre-emption Survey
James C. Stevenson
Hays County Abstract Number 454

Pre-emption Survey
Adolph Moeller
Comal County Abstract Number 998
Hays County Abstract Number 682

Survey Number 1
John Hannon
Comal County Abstract Number 995
Hays County Abstract Number 232

Survey Number 43
Joseph R. Burleson
Comal County Abstract Number 920

Tract 2
47.86 Acres

Tract 1
69.90 Acres

LEGEND:
O.P.R.C.C.T.x. Official Public Records Comal County, Texas
O.P.R.H.C.T.x. Official Public Records Hays County, Texas
Found or Set 1/2" steel pin (as noted)
Found iron pipe (as noted)
Fence Corner Post
Found 60-d Nail
Tree (as noted)
Found County Line Concrete Marker (as noted)
Original (Patent Survey) line position from the Texas General Land Office online GIS map, Field Notes and augmented with on the ground evidence found
County Line
Wire Fence

Purgatory Road
R.O.W. width varies (Reference Volume 277, Page 98 D.R.C.C.T.x.)

Called 32.5 Acres
Elmer Foy Barrett and Susan Gayle Dodgen Barrett,
Trustees of the Foy and Susie Barrett Revocable Trust
Doc. • 201506021960 O.P.R.C.C.T.x.
Doc. • 2015-15034819 (Vol. 5363, Pg. 513) O.P.R.H.C.T.x.

Called 12.2 Acres
David W. Howell, Jr. &
Lisa K. Howell
Doc. • 200706035537
O.P.R.C.C.T.x. found 1/2" dia. steel pin

Called 60.00 Acres
Volume 4299, Page 564
O.P.R.H.C.T.x.

Called 186.4303 Acres
The Stoepler Family Limited Partnership
Doc. • 70025896
Volume 3241, Page 284
O.P.R.H.C.T.x.

Lot 2, Live Oak Estates
Volume 10, Page 272 M.P.R.C.C.T.
Chris Scallan
Doc. • 200206005839 O.P.R.C.C.T.

Called 11.137 Acres
Robert E. Arnold and Dorothy P. Arnold
Doc. • 9906027794 O.P.R.C.C.T.

Call 11.995 Acres
William E. Doherty
Doc. • 200006010930 O.P.R.C.C.T.

NOTE: A complete search of the Public Records was not performed nor was a Title Commitment provided, there may be easements or other matters of record not shown hereon. Existing structures were not located.

The following instruments are recorded in the office of the County, Clerk, Official Public Records.
() - Record as per Doc# 201106019375
Official Public Records Comal County, Texas
() - Record as per Volume 4130, Page 421
Official Public Records Hays County, Texas



ACS
INCORPORATED

Land Surveying
Land Planning

15315 San Pedro, San Antonio, Texas (210) 494 - 6405
P.O. Box 160609, San Antonio, Texas 78280-2809 Email ACS1@SATX.RR.com
Texas Board of Professional Land Surveying FIRM # 10194406

I, HEREBY CERTIFY THAT THE ABOVE PLAT AND ACCOMPANYING
FIELD NOTE DESCRIPTIONS (Tracts 1 & 2) WERE PREPARED FROM
AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION.

THIS THE 1st DAY OF September 2021.
Preliminary, this document shall not be recorded
for any purpose and shall not be used or viewed
or relied upon as a final survey document.

SURVEYED BY
MICHAEL J. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 4381

Distance and Areas shown are surface combined GRID to
SURFACE combined factor = 1.00013687
BEARING BASIS: Grid Texas State Plane Coordinates (TxSC 4204)
from GPS observations taken March 10, 2021 for a 7/8" spike at
LAT: 29° 54' 18.8658" North - LON: 98° 07' 17.6107" West: NAD83 (2011)
EPOCH: 2010.00001 from OPUS Projects solution.
FIELD BOOK 384, PGS. 1-15
PROJECT NUMBER 2021-010 SCALE 1" = 200' FILE Procego 2021-010
dgn C:\Microstation\Projects\I\Projects\2021\I\Final2d2021-010NorEnd.dgn

