



GF NO. 029073SMT SAN MARCOS TITLE
ADDRESS: 800 HIGH OAKS ROAD
CANYON LAKE, TEXAS 78133
BORROWER: JOHN W. HANES AND
KRISTY G. CROWNINSHIELD

1.3782 ACRES
TRACT 1-C
VILLAGE OAKS SUBDIVISION
AN UNRECORDED SUBDIVISION
IN THE RUSK TRANSPORTATION
COMPANY SURVEY NO. 803
ABSTRACT 509
COMAL COUNTY, TEXAS
(SEE ATTACHED METES AND BOUNDS DESCRIPTION)

NOTE: EASEMENT PER VOL. 243, PG. 10.
NOTE: EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, INC.
PER VOL. 147, PG. 449 AND DOC. NO. 200906006859.



THIS PROPERTY DOES NOT LIE WITHIN THE
100 YEAR FLOOD PLAIN AS PER FIRM
PANEL NO. 48091C 0255 F
MAP REVISION: 09/02/2009
ZONE X
BASED ONLY ON VISUAL EXAMINATION OF MAPS.
INACCURACIES OF FEMA MAPS PREVENT EXACT
DETERMINATION WITHOUT DETAILED FIELD STUDY.

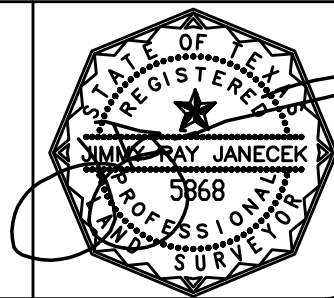
A SUBSURFACE INVESTIGATION
WAS BEYOND THE SCOPE OF THIS SURVEY
DOC. NO. 200806030146

D.C.L. = DIRECTIONAL CONTROL LINE
RECORD BEARING: DOC. NO. 200806030146 C.C.D.R.

DRAWN BY: RE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
ON THE GROUND, THAT THIS PLAT CORRECTLY
REPRESENTS THE FACTS FOUND AT THE
TIME OF SURVEY AND THAT THERE ARE NO
ENCROACHMENTS APPARENT ON THE GROUND,
EXCEPT AS SHOWN HEREON. THIS SURVEY IS
CERTIFIED FOR THIS TRANSACTION ONLY AND
ABSTRACTING PROVIDED IN THE ABOVE
REFERENCED TITLE COMMITMENT WAS RELIED
UPON IN PREPARATION OF THIS SURVEY.

JIMMY RAY JANECEK
PROFESSIONAL LAND SURVEYOR
NO. 5868
JOB NO. SA2019-01965
AUGUST 6, 2019



SAN MARCOS TITLE
SANDRA DAVID
512-353-1782



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FIRM NO. 10063700

STATE OF TEXAS §
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 §
COUNTY OF COMAL §

A TRACT OR PARCEL OF LAND CONTAINING 1.3782 ACRES (60,034 SQUARE FEET) KNOWN AS TRACT 1-C, VILLAGE OAKS SUBDIVISION, AN UNRECORDED SUBDIVISION SITUATED IN THE RUSK TRANSPORTATION COMPANY SURVEY No. 803, ABSTRACT No. 509, COMAL COUNTY, TEXAS AND BEING OUT OF A CALLED 7.58 ACRE TRACT DEESCRIBED IN VOLUME 258, PAGE 255, DEED RECORDS COMAL COUNTY, TEXAS (D.R.C.C.T.) AND BEING THAT SAME CALLED 1.377 ACRE TRACT CONVEYED TO PERRY K. WILSON, ET UX, RECORDED IN DOCUMENT No. (Doc. No.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BASIS OF BEARINGS: VOL. 671, PG. 49)

BEGINNING at a found 1/2" iron rod for the common East corner of herein described Tract and that of said called 7.58 acre tract and the north corner of a called 1.377 acre tract to Lon A. Klock, recorded in Doc. No. 201206044219, O.R.C.C.T.;

THENCE along the Southeast line of herein described Tract the following three (3) Courses and Distances:

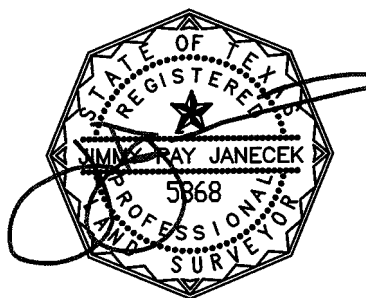
- 1) S 61°03'30"W, 36.19 (call S61°05'00"W, 36.40'), to a point for an Exterior corner of herein described Tract;
- 2) S 65°36'00W, 51.50' (S65°33'00" W (call S 65°33'00"W, 50.85'), to a found 1'2" iron for an Exterior corner of herein described Tract;
- 3 S 72°04'54" W, 156.90' (call S71°51'14"W, 157.20'), to a found 3/8" iron rod in the northeast line of a called 5.097 acre tract to Maverick Mountaintop Retreat, LLC, recorded in Doc. No. 201806035406, Official Records Comal County, Texas (O.R.C.C.T.) for the common South corner of herein described Tract and the northwest corner of said called 1.377 acre tract to Lon A. Klock;

THENCE N 51°34'54" W (call N51°45'32"W), 203.75', along the Southwest line of herein described Tract, to a found 1/2" iron rod in the southeast line of a called 4.826 acre tract to Boguslaw Godlweski ad Maria I. Godlewski in Doc. No. 200806019863, O.R.C.C.T. for the West corner of herein described Tract;

THENCE N 47°06'38" E (N46°56'00"E), 256.83', to a found 1/2" iron rod for the common North corner of herein described Tract and the southeast corner of said called 4.826 acre tract to Boguslaw Godlweski ad Maria I. Godlewski;

THENCE S 42°55'11" E, 292.78' (call S43°04'00"E, 292.80', along the Northeast line of herein described Tract to the POINT OF BEGINNING containing 1.3782 acres (60,034 square feet) of land.

(See attached Drawing)



JIMMY RAY JANECEK
Professional Land Surveyor, No. 5868
August 7, 2019
Job No. SA2019-01965