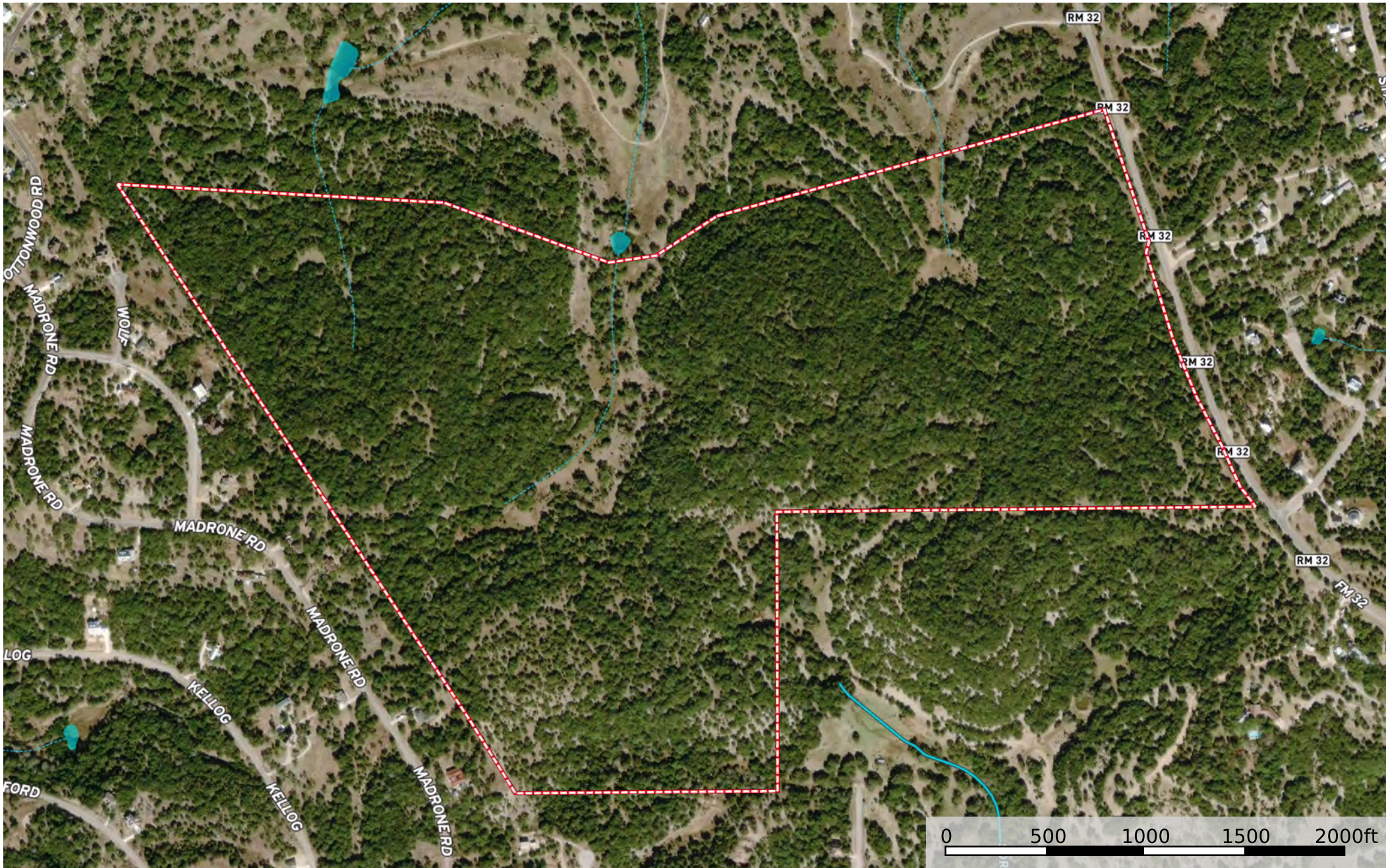





Comal 234 Ranch

Comal County, Texas, 234.53 AC +/-



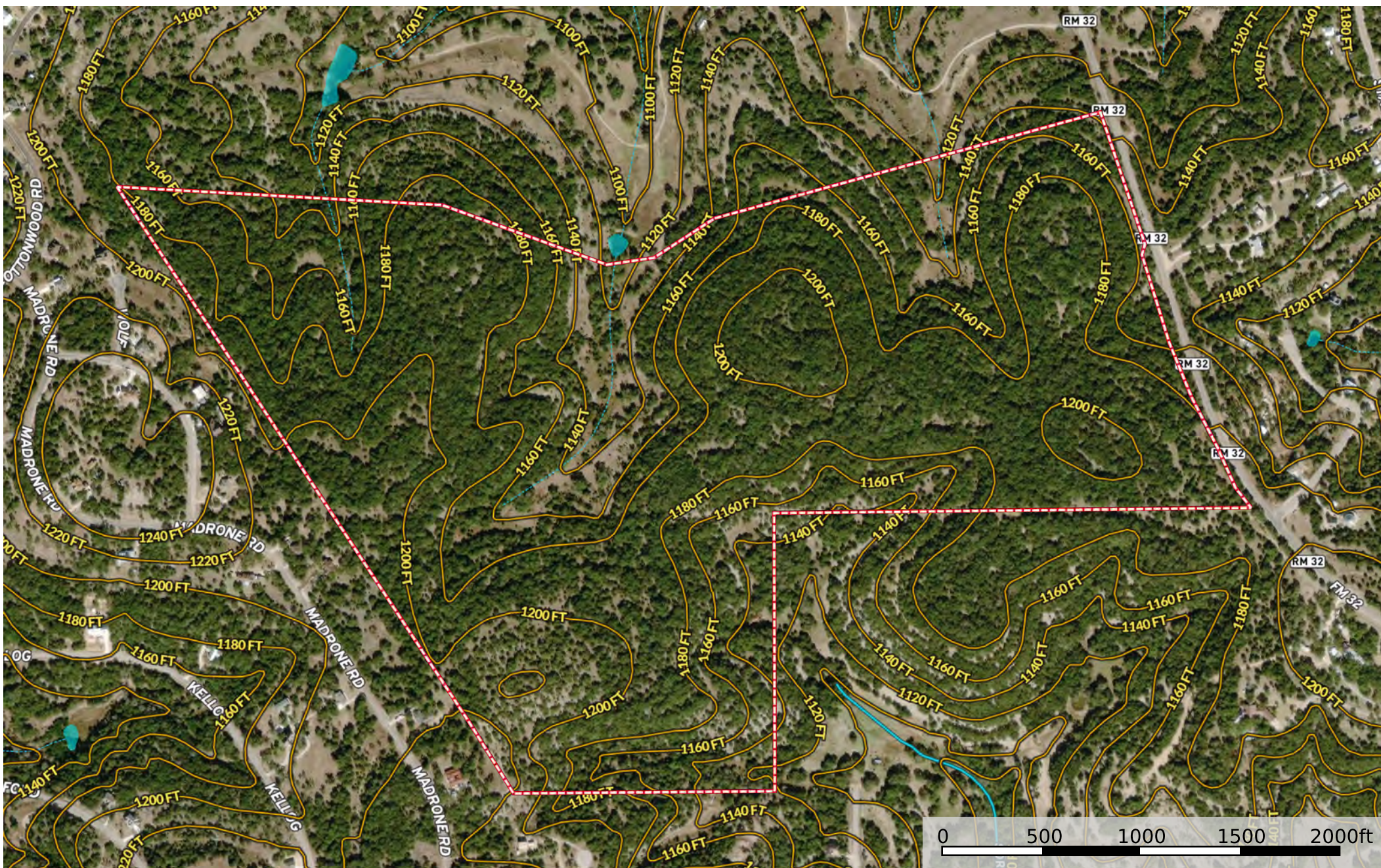
-  Comal Ranch- 234.53
-  Stream, Intermittent
-  River/Creek
-  Water Body



The information contained herein was obtained from sources deemed to be reliable. No warranties or guarantees as to the accuracy is claimed.

Comal 234 Ranch

Comal County, Texas, 234.53 AC +/-



Comal Ranch- 234.53
Stream, Intermittent
River/Creek
Water Body

Brady P. Anders
P: 512-791-9961

AndersRanchRealty.com/brady-anders

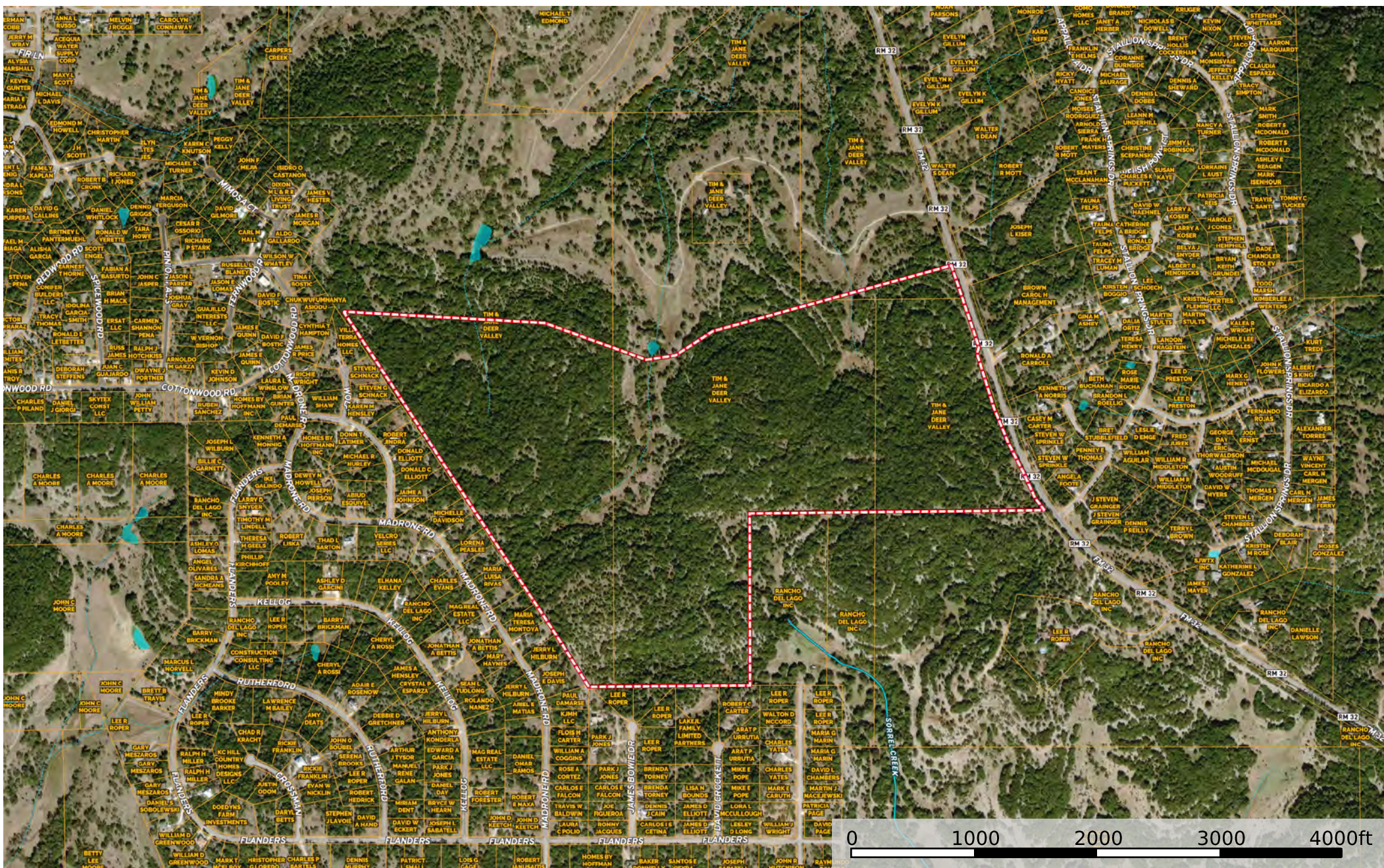
302 E. Main Street, Johnson City, Texas, 78606



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Comal 234 Ranch

Comal County, Texas, 234.53 AC +/-



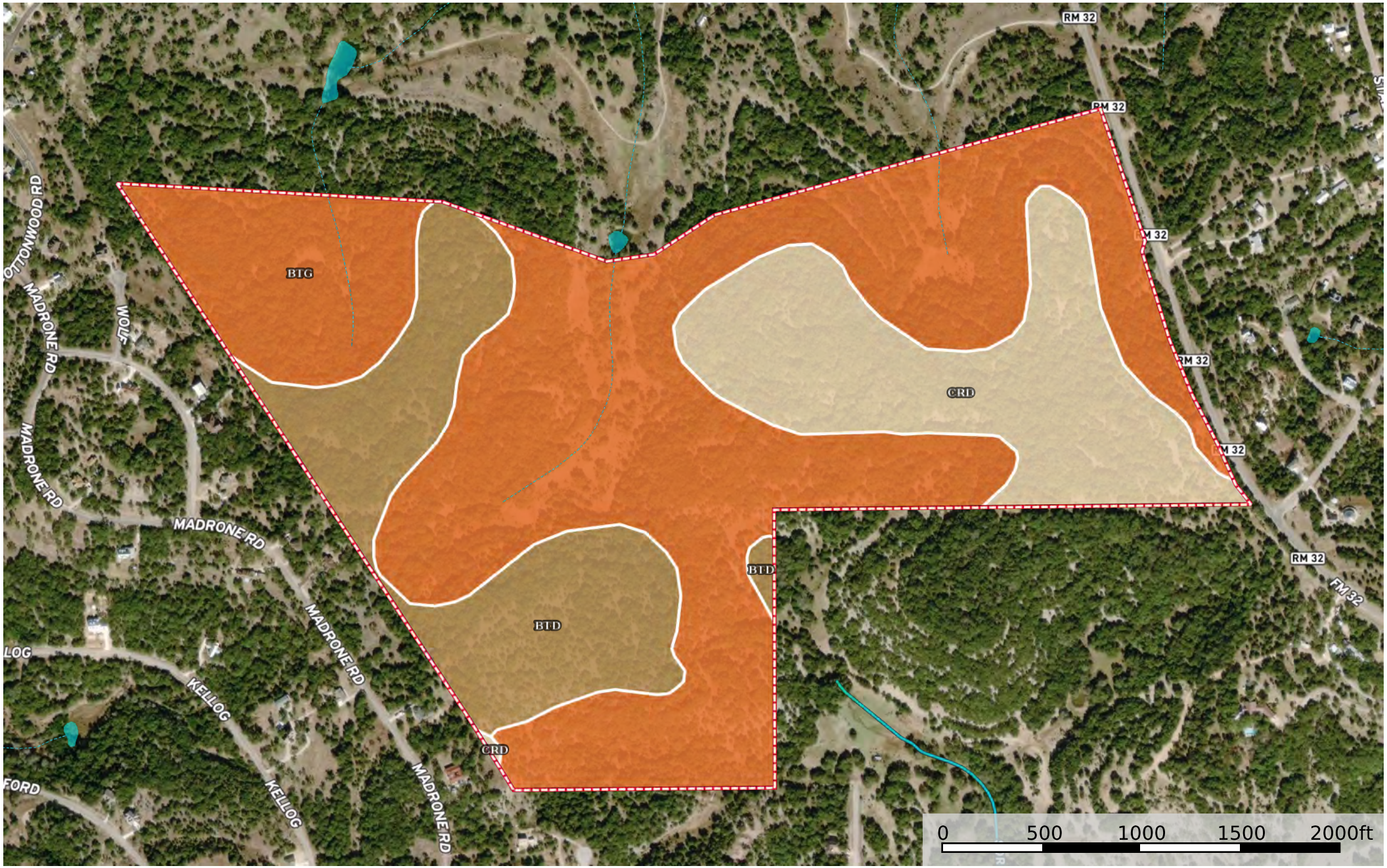
▭ Comal Ranch-234.53
— Stream, Intermittent
— River/Creek
■ Water Body



The information contained herein was obtained from sources deemed to be reliable. No warranties or guarantees as to the accuracy is claimed.

Comal 234 Ranch

Comal County, Texas, 234.53 AC +/-



- Comal Ranch- 234.53
- Stream, Intermittent
- River/Creek
- Water Body



The information contained herein was obtained from sources deemed to be reliable. No warranties or guarantees as to the accuracy is claimed.

Comal 234 Ranch-234.53 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
BtG	Brackett-Rock outcrop-Real complex, 8 to 30 percent slopes	142.95	61.56	0	9	7e
CrD	Comfort-Rock outcrop complex, 1 to 8 percent slopes	46.13	19.86	0	10	6s
BtD	Brackett-Rock outcrop-Comfort complex, 1 to 8 percent slopes	43.14	18.58	0	12	6e
TOTALS		232.23(*)	100%	-	9.76	6.62

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.





SURVEY OF A 239.02 ACRE TRACT OF LAND OUT OF THE CAROLINE FROBESSE SURVEY ABSTRACT NO. 167, THE C. HESTER SURVEY NO. 921, ABSTRACT NO. 933, THE WILHELM STECKER SURVEY NO. 737, ABSTRACT NO. 554, THE F. RAUCH SURVEY NO. 930, ABSTRACT NO. 954, THE A. SCHLAMENS SURVEY NO. 900, ABSTRACT NO. 934, AND THE W. CARPER SURVEY NO. 14, ABSTRACT NO. 99, COMAL COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF A 760,225 ACRE TRACT DESCRIBED IN DEED TO TIM AND JANE DEER VALLEY, LP RECORDED IN DOCUMENT NO. 200006024489, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

AND

SURVEY OF A 234.53 ACRE TRACT OF LAND OUT OF THE C. HESTER SURVEY NO. 921, ABSTRACT NO. 933, THE F. RAUCH SURVEY NO. 930, ABSTRACT NO. 954, THE A. SCHLAMENS SURVEY NO. 900, ABSTRACT NO. 934, AND THE W. CARPER SURVEY NO. 14, ABSTRACT NO. 99, COMAL COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF A 760,225 ACRE TRACT DESCRIBED IN DEED TO TIM AND JANE DEER VALLEY, LP RECORDED IN DOCUMENT NO. 200006024489, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

Survey Notes:

1. Bearings Based on NAD83 Texas South Central Zone 4204.
2. Surveyor has not investigated the existence of Design Guidelines or other unrecorded documents that may be promulgated by an Architectural Control Committee.
3. The survey was conducted on 10/10/2022. The survey was conducted on 10/10/2022.
4. AND FIRM No. 4189 (01/05/2005, dated September 02, 2005, this property is located in Special Flood Hazard Areas, Zone A, Areas Without Base Flood Elevation, AND Other Areas, Zone X, Areas of Minimal Flood Hazard.
5. The survey was conducted on 10/10/2022.
6. The survey was conducted on 10/10/2022.
7. The survey was conducted on 10/10/2022.
8. The survey was conducted on 10/10/2022.
9. The survey was conducted on 10/10/2022.
10. The survey was conducted on 10/10/2022.

CERTIFICATION:

I, **Matthew L. K. Baker**, REGISTERED PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS EXHIBIT REPRESENTS A SURVEY MADE ON THE GROUND ON DECEMBER 13, 2022, OF THE PROPERTY SHOWN HEREOF.

Matthew L. K. Baker
Registered Professional Land Surveyor No. 4727
Job Number: 22-165

RICKMAN LAND SURVEYING, LLC
TBRU'S FIRM NO. 101919-00
419 BIG BEND CANYON LANE, TEXAS 78133
PHONE (830) 935-2457
WWW.RICKMANLANDSURVEYING.COM
cheryl@rickmanlandsurveying.com

234.53 ACRE TRACT

FIELD NOTES OF A 234.53 ACRE TRACT OF LAND OUT OF THE C. HESTER SURVEY NO. 921, ABSTRACT NO. 933, THE F. RAUCH SURVEY NO. 930, ABSTRACT NO. 954, THE A. SCHLAMENS SURVEY NO. 900, ABSTRACT NO. 934, AND THE W. CARPER SURVEY NO. 14, ABSTRACT NO. 99, COMAL COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF A 760.2251 ACRE TRACT DESCRIBED IN DEED TO TIM AND JANE DEER VALLEY, L.P. RECORDED IN DOCUMENT NO. 200006024489, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: NOTE: (BASIS OF BEARING IS TEXAS SOUTH CENTRAL ZONE, NAD83.)

BEGINNING: At to a 60D nail found in concrete in the west right of way line of Farm to Market Road 32 (Right of Way Varies), for a northeast corner of the Remainder of a 3403.138 Acre Tract described in deed to Rancho Del Lago, Inc., of record in Volume 295, Page 822, Deed Records, Comal County, Texas, and the east corner of the Remainder of the 760.2251 Acre Tract and This Tract and the POINT OF BEGINNING;

THENCE: S 89°15'28" W, with the north line of the Remainder of the 3403.138 Acre Tract and a south line of the Remainder of the 760.2251 Acre Tract and This Tract at a distance of 1783.84 feet passing a 60D nail found for a northwest corner of the Remainder of the 3403.138 Acre Tract and the northeast corner of a 20.00 Acre Tract described in deed to Rancho Del Lago, Inc., of record in Volume 895, Page 599, Deed Records, Comal County, Texas, continuing for a total distance of 2398.90 feet to a ½" iron rod found for the northwest corner of the 20.00 Acre Tract and a reentrant corner of the Remainder of the 760.2251 Acre Tract and This Tract;

THENCE: S 00°22'00" E, 1403.36 feet with the west line of the 20.00 Acre Tract and an east line of the Remainder of the 760.2251 Acre Tract and This Tract to a ½" iron rod found in the north line of Lot 261, The Legends at Rancho Del Lago, Unit 3, of record in Volume 14, Pages 381-383, Map and Plat Records, Comal County, Texas, for the southwest corner of the 20.00 Acre Tract and the southeast corner of the Remainder of the 760.2251 Acre Tract and This Tract;

THENCE" S 89°35'50" W, 1316.79 feet with the north line of the Legends at Rancho Del Lago Unit 3 and the south line of the Remainder of the 760.2251 Acre Tract and This Tract to a ½" iron rod found for the west corner of Lot 245, The Legends at Ranch Del Lago Unit 3, the north corner of Lot 244, The Legends at Rancho Del Lago Unit 3, the northeast corner of Lot 26, The Legends at Rancho Del Lago Unit 1 according to plat recorded in Volume 14, Pages 227-231, Map and Plat Records, Comal County, Texas, the east corner of Lot 25, The Legends at Ranch Del Lago Unit 1, and the southwest corner of the Remainder of the 760.2251 Acre Tract and This Tract;

THENCE: N 34°27'00" W, with the east line of The Legends at Rancho Del Lago Unit 1 and the southwest line of the Remainder of the 760.2251 Acre Tract, at a distance of 3700.22 feet passing the record north corner of Lot 4, The Legends at Ranch Del Lago Unit 1 and the east corner of Lot 145, Ranch Del Lago Phase XII, according to plat recorded in Volume 8, Pages 293-295, Map and Plat Records, Comal County, Texas, continuing for a total distance of 3718.81 to a ½" iron rod with cap stamped "RICKMAN" set for the north corner of Lot 147, Ranch Del Lago Phase XII, according to plat recorded in Volume 8, Pages 293-295, Map and Plat Records, Comal County, Texas and the southeast corner of Lot 148, Rancho Del Lago Phase XII for the

southwest corner of a 239.02 Acre Tract, This Day Surveyed and the northwest corner of This Tract;

THENCE: Departing the east line of Rancho Del Lago Phase XII, across the Remainder of the 760.2251 Acre Tract, with the south line of the 239.02 Acre Tract and the north line of This Tract, the following calls and distance:

S 86°22'41" E, 1672.84 feet to a 1/2" iron rod with cap stamped "RICKMAN" set for an angle point;

S 69°57'45" E, 902.39 feet to a 1/2" iron rod with cap stamped "RICKMAN" set for an angle point;

N 81°05'23" E, 238.88 feet to a 1/2" iron rod with cap stamped "RICKMAN" set for an angle point;

N 57°58'49" E, 354.68 feet to a 1/2" iron rod with cap stamped "RICKMAN" set for an angle point;

N 75°19'51" E, 2049.01 feet to a 1/2" iron rod with cap stamped "RICKMAN" set in the west right of way line of Farm to Market Road 32 and the northeast line of the Remainder of the 760.2251 Acre Tract, for the southeast corner of the 239.02 Acre Tract and the northeast corner of This Tract;

THENCE: With the west right of way line of Farm to Market Road 32, the east line of the Remainder of the 760.2251 Acre Tract, and This Tract, the following calls and distances:

S 18°46'29" E, 727.30 feet to a 1/2" iron rod with cap stamped "RICKMAN" set for an angle point;

S 04°30'12" E, 103.08 feet to a 1/2" iron rod with cap stamped "RICKMAN" set for an angle point;

S 18°36'30" E, 397.59 feet to a Texas Department of Transportation concrete monument found for an angle point;

S 32°14'09" E, 103.63 feet to a Texas Department of Transportation concrete monument found for an angle point;

S 18°54'09" E, 87.67 feet to a Texas Department of Transportation concrete monument found for the beginning of a curve to the left;

Southeasterly with the arc of a curve to the left having a radius of 2340.42 feet, a delta angle of 17°00'37", an arc length of 694.84 feet, and a chord that bears S 27°38'45" E, 692.29 feet to the POINT OF BEGINNING and containing 234.53 acres of land in Comal County, Texas, according to a survey on the ground on December 13, 2022, by Rickman Land Surveying, LLC.

Marion Ruth Bolton

Marion Ruth Bolton
Registered Professional Land Surveyor No. 4727

12-29-2022

