

110



202206016352 04/07/2022 02:46:47 PM 1/11

**RESOLUTION 2022-09**



**A RESOLUTION BY THE COMMISSIONERS COURT OF COMAL COUNTY, TEXAS  
APPROVING THE CONVEYANCE OF RIGHT OF WAY PROPERTIES TO THE  
STATE OF TEXAS ACTING BY AND THROUGH TxDOT**

\*\*\*\*\*

**The State of Texas           §  
  §       **Know All by These Presents:**  
County of Comal           §**

**On this date at a regular meeting of the County Commissioners Court of Comal County, Texas (“the County”), a Resolution was proposed which was seconded and which was approved and adopted by a majority vote of the Comal County Commissioners Court, the Resolution being as follows:**

**WHEREAS**, the Texas Department of Transportation (“TxDOT”) requires right of way for improvements to IH 35 in the County, which affects two county owned properties, the said right of way properties being identified on Exhibit A and Exhibit B (“the ROW Properties”) attached hereto and made a part hereof; and

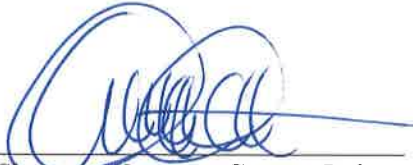
**WHEREAS**, the Texas Department of Transportation (“TxDOT”) requires a temporary construction easement for improvements to IH 35 in the County, which affects one county owned property, the said temporary construction easement property being identified on Exhibit C (“Temporary Construction Easement”) attached hereto and made a part hereof; and

**WHEREAS**, the County supports the proposed improvements and has agreed to the offers presented by TxDOT for the ROW Properties and the Temporary Construction Easement, and accepts the terms and provisions of the sales and easement; and

**WHEREAS**, Sherman Krause is the duly elected County Judge of the County and has executory authority for the conveyance of County owned land.

**NOW, THEREFORE, BE IT RESOLVED** by the Commissioners Court of Comal County that it agrees to the conveyance of the ROW Properties and the Temporary Construction Easement to the State of Texas, acting by and through the Texas Department of Transportation, and authorizes Judge Sherman Krause to execute the deeds, easement and other required closing documents as required by TxDOT and/or its closing agent on behalf of the County in order to effect the conveyances.

The foregoing Resolution was lawfully moved by Commissioner Haag, duly seconded by Commissioner Webb, and was then adopted by a vote of 4 voting for and 0 voting against, this 7th day of April, 2022.



Sherman Krause – County Judge



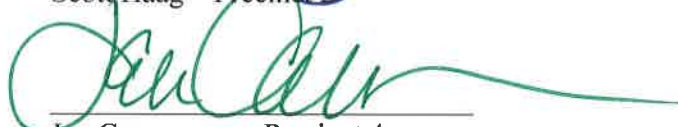
Donna Eccleston, Precinct 1



Scott Haag – Precinct 2



Kevin Webb – Precinct 3



Jen Crossover – Precinct 4

ATTEST:



Bobbie Koepf, County Clerk



County: Comal  
Highway: Interstate Highway 35  
RCSJ: 0016-05-117  
Limits: FM 1103 to Guadalupe River  
Station 478+46.40 to 480+46.96

November 6, 2018  
Job No.:S0586702  
Page 1 of 2  
Revised: April 6, 2022  
**TxDOTCONNECT Parcel ID: P00057534**

**Exhibit "A"**  
**Property Description for Parcel 7**

**BEING LOT 1, BLOCK 1, ENGEL SUBDIVISION, RECORDED IN VOLUME 5, PAGE 96, PLAT RECORDS, COMAL COUNTY, TEXAS, SITUATED IN THE JOHN THOMPSON SURVEY NUMBER 21, ABSTRACT NUMBER 608, SAID LOT 1 BEING CONVEYED BY GENERAL WARRANTY DEED FROM THOMAS T. SMITH TO COMAL COUNTY, EXECUTED ON SEPTEMBER 8, 2005, DESCRIBED IN DOCUMENT NUMBER 200506034737, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.**

**EXHIBIT "B"**

County: Comal  
Highway: Interstate Highway 35  
RCSJ: 0016-05-117  
Limits: FM 1103 to Guadalupe River  
Station 615+97.99 to 618+74.49

November 9, 2018  
Job No.: S0586702  
Page 1 of 4  
Revised: February 28, 2019  
TxDOTCONNECT Parcel No. 57538

**Exhibit "A"**  
**Property Description for Parcel 14**

**BEING A 0.1449 OF AN ACRE (6,314 SQUARE FEET) PARCEL OF LAND OUT OF A CALLED 31.033 ACRE TRACT AS CONVEYED BY SPECIAL WARRANTY DEED FROM HENRY-GLAS, LTD. TO COMAL COUNTY, TEXAS EXECUTED ON SEPTEMBER 29, 2016, DESCRIBED IN DOCUMENT NUMBER 201606037377, OFFICIAL PUBLIC RECORDS, COMAL COUNTY TEXAS, SAID 0.1449 OF AN ACRE PARCEL BEING SITUATED IN THE JUAN MARTIN DE VERAMENDI SURVEY, ABSTRACT NUMBER 2, CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a TXDOT TYPE I MONUMENT found (N: 13,795,947.35, E: 2,237,177.36) at the northwest end of the cutback line of the intersection of the east Right of Way line of Loop 337 (a varying width Right of Way) and the northwest Right of Way line of Interstate Highway 35 Right of Way, said TXDOT TYPE I MONUMENT being 317.73 feet left of and at a right angle to the alignment of Interstate Highway 35 Engineer's Station 615+97.99;

- 1) THENCE, North 00°35'37" East, 432.39 feet, with the existing east Right of Way line of said Loop 337 Right of Way, to a TXDOT TYPE III MONUMENT \*\*set at the north corner of this parcel and a north corner of the proposed Right of Way line of Interstate Highway 35 Right of Way, said TXDOT TYPE III MONUMENT \*\*set being 650.16 feet left of and at a right angle to the alignment of Interstate Highway 35 Engineer's Station 618+74.49;
- 2) THENCE, South 02°51'52" East, 396.09 feet, with the proposed Right of Way line of Interstate Highway 35 Right of Way and the east Right of Way line of said Loop 337 Right of Way, to a TXDOT TYPE III MONUMENT \*\*set at the north end of the proposed Right of Way cutback line of said intersection, said TXDOT TYPE III MONUMENT \*\*set being 330.91 feet left of and at a right angle to the alignment of Interstate Highway 35 Engineer's Station 616+40.04;
- 3) THENCE, South 31°03'18" East, 57.78 feet, with said proposed cutback line, to a TXDOT TYPE III MONUMENT \*\*set at an angle point in the existing cutback line of said intersection, said TXDOT TYPE III MONUMENT \*\*set being 273.71 feet left of and at a right angle to the alignment of Interstate Highway 35 Engineer's Station 616+31.89;

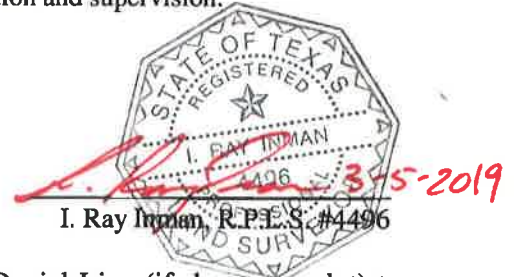
County: Comal  
Highway: Interstate Highway 35  
RCSJ: 0016-05-117  
Limits: FM 1103 to Guadalupe River  
Station 615+97.99 to 618+74.49

November 9, 2018  
Job No.: S0586702  
Page 2 of 4  
Revised: February 28, 2019

**Exhibit "A"**  
**Property Description for Parcel 14**

- 4) THENCE, North 76°45'20" West (Called North 76°45'10" West), 55.56 feet, with the existing cutback line of said intersection, to the **POINT OF BEGINNING**, containing 0.1449 of an acre (6,314 square feet) of land.

I, I. Ray Inman, Registered Professional Land Surveyor, do hereby declare that this description and accompanying plat is true and correct to the best of my knowledge and belief and the property described herein was determined by survey made on the ground under my direction and supervision.



**Access / Denial Note:** Access is prohibited across the Access Denial Line (if shown on plat) to the highway facility from the abutting remainder property.

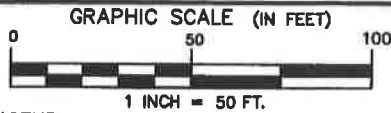
**Notes:**

\*\*the monument described and set in this call may be replaced with a TxDOT Type II right-of-way marker upon completion of the construction project, under the supervision of a Registered Professional Land Surveyor, either employed or retained by the TxDOT.

Coordinates shown hereon are based on the Texas State Plane Coordinate System, South Central Zone NAD83 (2011) EPOCH 2010.00. All distances and coordinates shown hereon are surface values in U.S. Survey feet and may be converted to grid by dividing the values by a TxDOT conversion factor for Comal County of 1.00014.

A parcel plat of even date was prepared in conjunction with this property description.

This description was prepared by employees of Civil Engineering Consultants, Don Durden, Inc., 11550 IH 10 West, Suite 395, San Antonio, Texas. Texas Firm Registration Numbers: Engineering F-2214 | Survey 10041000. A parcel plat of even date was prepared in conjunction with this property description.



**LEGEND:**

- EXISTING RIGHT-OF-WAY LINE
- - - EASEMENT LINE
- P - PROPERTY LINE
- - - ABSTRACT/SURVEY LINE
- R. O. W. RIGHT-OF-WAY
- B. S. L. BUILDING SETBACK LINE
- ⊠ SET TXDOT TYPE II R.O.W. MARKER
- ⊡ FOUND TXDOT TYPE II R.O.W. MARKER
- ⊙ \*\*SET TXDOT TYPE III R.O.W. MARKER
- ⊙ FOUND TXDOT MARKER TYPE I

**NOTES:**

1. THE BASIS OF BEARING RECITED HEREIN IS TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, NAD83 (2011).
2. DISTANCES AND COORDINATES ARE SURFACE WITH A SURFACE ADJUSTMENT FACTOR OF 1.00014.
3. RESEARCH PROVIDED BY MORGAN/BROOKS RESOURCES, INC.
4. ONLY EASEMENTS OF RECORD FOUND ARE SHOWN HEREON. THERE MAY BE OTHER EASEMENTS THAT AFFECT THE RIGHT-OF-WAY.
5. INTERSECTING COUNTY ROADS WERE PLACED ONTO RETRACEMENT MAP ACCORDING TO STATIONS AND WIDTHS SHOWN ON ORIGINAL R.O.W. MAPS, AND FROM SURVEYS PERFORMED ON THE GROUND.
6. STA = 551+00 - INDICATES 2018 RETRACEMENT DATA.
7. \*\*THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT OF WAY MARKER UPON COMPLETION OF THE CONSTRUCTION PROJECT, UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY THE STATE.
8. THE REMAINING ACREAGE OF THE PARENT TRACT IS CALCULATED BASED ON THE DEED AND NOT AN ACTUAL SURVEY OF THE ENTIRE TRACT.
9. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
10. ACCESS/DENIAL NOTE: ACCESS IS PROHIBITED ACROSS THE ACCESS DENIAL LINE (IF SHOWN ON PLAT) TO THE HIGHWAY FACILITY FROM THE ADJUTING REMAINDER PROPERTY.

**PLAT SHOWING:**

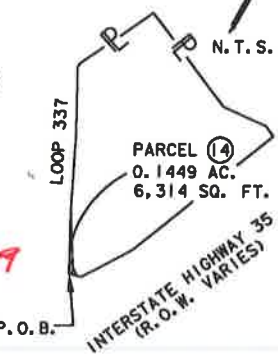
BEING A 0.1449 OF AN ACRE (6,314 SQUARE FEET) PARCEL OF LAND OUT OF A CALLED 31.033 ACRE TRACT AS CONVEYED BY SPECIAL WARRANTY DEED FROM HENRY-GLAS, LTD. TO COMAL COUNTY, TEXAS, EXECUTED ON SEPTEMBER 29, 2016, DESCRIBED IN DOCUMENT NUMBER 201606037377, OFFICIAL PUBLIC RECORDS, COMAL COUNTY TEXAS, SAID 0.1449 OF AN ACRE PARCEL BEING SITUATED IN THE JUAN MARTIN DE VERAMENDI SURVEY, ABSTRACT NUMBER 2, CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS.

STATE OF TEXAS)  
COUNTY OF BEXAR)

THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION BY EMPLOYEES OF CIVIL ENGINEERING CONSULTANTS.



I RAY INMAN, RPLS No. 4498, DATE



MATCH LINE SHEET 4 OF 4

JUAN MARTIN DE VERAMENDI SURVEY  
ABSTRACT NO. 2

POINT OF BEGINNING  
STATION=615+97.99  
OFFSET=317.73' LT  
NORTHING=13,795,947.35  
EASTING=2,237,177.36  
TXDOT TYPE I  
MONUMENT FOUND

31.033 ACRE TRACT OF LAND  
COMAL COUNTY, TEXAS  
DOC.# 201606037377

PARCEL 14  
0.1449 ACRES  
(6,314 SQ. FEET)

STA: 616+40.04  
OFF: 330.91' LT

S31°03'18"E  
57.78'

10' UTILITY EASEMENT  
(VOL 220, PG.187)

STA: 616+31.89  
OFF: 273.71' LT

N76°45'20"W  
55.56'  
(CALLED  
N76°45'10"W)

APPROXIMATE ORIGINAL SURVEY LINE

JUAN MARTIN DE VERAMENDI SURVEY  
ABSTRACT NO. 2  
JOHN THOMPSON SURVEY NO. 21  
ABSTRACT NO. 608

INTERSTATE HIGHWAY 35  
(R.O.W. VARIES)

616+00 N50°50'30"E 617+00

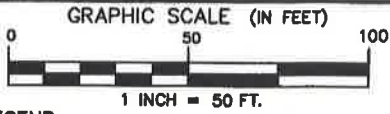
PARENT TOTAL: 31.033 ACRES (1,351,797 SQ. FT.)  
R.O.W. ACQUISITION: 0.1449 ACRES (6,314 SQ. FT.)  
REMAINDER: 30.888 ACRES (1,345,483 SQ. FT.)



DATE 11/9/2018	PARCEL PLAT SHOWING PARCEL 14	COMAL COUNTY
R.C.S.J. 0016-05-117	INTERSTATE HIGHWAY 35	1"=50'

**GEC**  
11550 IH 35 WEST, SUITE 303  
SAN ANTONIO, TEXAS 78202-1087  
TEL: (210) 641-9999 | FAX: (210) 641-8440  
TSPC REGISTRATION NO.: F-2214  
TSPS REGISTRATION NO.: 100410-00

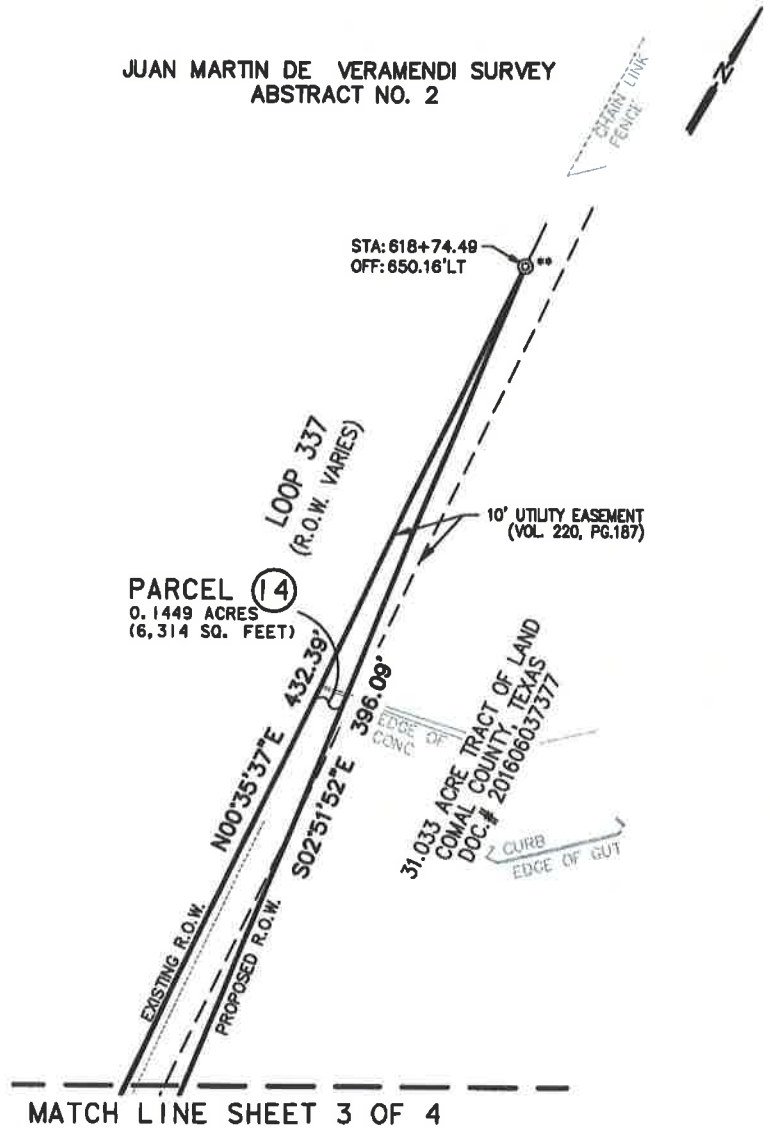




LEGEND:

- EXISTING RIGHT-OF-WAY LINE
- - - EASEMENT LINE
- P - PROPERTY LINE
- ABSTRACT/SURVEY LINE
- R. O. W. RIGHT-OF-WAY
- B. S. L. BUILDING SETBACK LINE
- SET TXDOT TYPE II R.O.W. MARKER
- FOUND TXDOT TYPE II R.O.W. MARKER
- ⊙ \*\*SET TXDOT TYPE III R.O.W. MARKER
- FOUND TXDOT MARKER TYPE I

JUAN MARTIN DE VERAMENDI SURVEY  
ABSTRACT NO. 2



PARENT TOTAL: 31.033 ACRES (1,351,797 SQ. FT.)
R.O.W. ACQUISITION: 0.1449 ACRES (6,314 SQ. FT.)
REMAINDER: 30.888 ACRES (1,345,483 SQ. FT.)

DATE 11/13/2018	PARCEL PLAT SHOWING PARCEL 14	COMAL COUNTY
R.C.S.J. 0016-05-117	INTERSTATE HIGHWAY 35	1"=50'

**CEC**  
CIVIL ENGINEERING CONSULTANTS  
DON DURICK, INC.

11550 IH 10 WEST, SUITE 305  
SAN ANTONIO, TEXAS 78230-1037  
TEL (210) 641-9999 | FAX (210) 641-6440  
TBPE REGISTRATION NO.: F-2214  
TBPLS REGISTRATION NO.: 100410-00

EXHIBIT "C"

County: Comal  
Highway: Interstate Highway 35  
RCSJ: 0016-05-117  
Limits: FM 1103 to Guadalupe River  
Station 632+59.89 to 636+28.71

November 6, 2018  
Job No.: S0586702  
Page 1 of 3  
Revised: February 28, 2019  
TXDOTCONNECT Parcel ID: P00057539

Exhibit "A"

Property Description for Parcel 16 (TE)

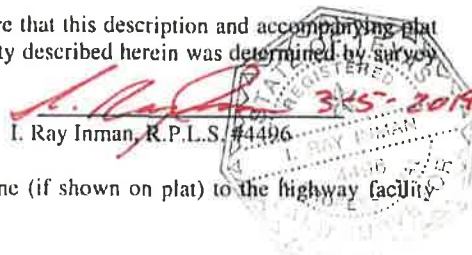
BEING A 0.1253 OF AN ACRE (5,460 SQUARE FEET) PARCEL OF LAND OUT OF A CALLED 11.651 ACRE TRACT AS CONVEYED BY SPECIAL WARRANTY DEED FROM TERRELL TIMMERMANN TO COMAL COUNTY, TEXAS, EXECUTED ON AUGUST 6, 2014, DESCRIBED IN DOCUMENT NUMBER 201406027806, OFFICIAL PUBLIC RECORDS, COMAL COUNTY TEXAS, SAID 11.651 ACRE TRACT ALSO BEING KNOWN AS LOT 1, BLOCK 1, COMAL COUNTY JAIL SUBDIVISION, AS DESCRIBED UNDER DOCUMENT NUMBER 201706044989 AND BEING SITUATED IN THE JUAN MARTIN DE VERAMENDI SURVEY, ABSTRACT NUMBER 2, CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a TXDOT TYPE I MONUMENT found (N: 13,796,887.67, E: 2,238,554.86) on the northwest Right of Way line of Interstate Highway 35 Right of Way (a variable width right-of-way) and at the southwest corner of said 11.651 acre tract, said TXDOT TYPE I MONUMENT being 177.01 feet left of and at a right angle to the alignment of Interstate Highway 35 Engineer's Station 632+59.89;

- 1) THENCE, North 37°18'11" West, 29.62 feet, with the southwest line of said 11.651 acre tract and the proposed right-of-way line of Interstate Highway 35 Right of Way, to a TXDOT TYPE III MONUMENT \*\*set at the northwest corner of this parcel, said TXDOT TYPE III MONUMENT \*\*set being 206.61 feet left of and at a right angle to the alignment of Interstate Highway 35 Engineer's Station 632+60.85;
- 2) THENCE, North 55°26'37" East, 369.06 feet, with the proposed Right of Way line of Interstate Highway 35 Right of Way, to a TXDOT TYPE III MONUMENT \*\*set on the existing Right of Way line of Interstate Highway 35 Right of Way and at the east corner of this parcel, said TXDOT TYPE III MONUMENT \*\*set being 177.00 feet left of and at a right angle to the alignment of Interstate Highway 35 Engineer's Station 636+28.71;
- 3) THENCE, South 50°50'32" West, 368.83 feet, with the existing northwest Right of Way line of Interstate Highway 35 Right of Way, to the POINT OF BEGINNING containing 0.1253 of an acre (5,460 square feet) of land.

I, I. Ray Inman, Registered Professional Land Surveyor, do hereby declare that this description and accompanying plat is true and correct to the best of my knowledge and belief and the property described herein was determined by survey made on the ground under my direction and supervision.

I. Ray Inman, R.P.L.S. #4496



Access / Denial Note: Access is prohibited across the Access Denial Line (if shown on plat) to the highway facility from the abutting remainder property.

Notes:

\*\*the monument described and set in this call may be replaced with a TxDOT Type II right-of-way marker upon completion of the construction project, under the supervision of a Registered Professional Land Surveyor, either employed or retained by the TxDOT.

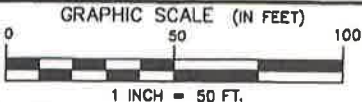
Coordinates shown hereon are based on the Texas State Plane Coordinate System, South Central Zone NAD83 (2011) EPOCH 2010.00. All distances and coordinates shown hereon are surface values in U.S. Survey feet and may be converted to grid by dividing the values by a TxDOT conversion factor for Comal County of 1.00014.

A parcel plat of even date was prepared in conjunction with this property description.

This description was prepared by employees of Civil Engineering Consultants, Don Durden, Inc., 11550 IH 10 West, Suite 395, San Antonio, Texas. Texas Firm Registration Numbers: Engineering F-2214 | Survey 10041000. A parcel plat of even date was prepared in conjunction with this property description.

X:\data\survey\Proj\_2018\S0586702\_TxDOT\_SA-IH35\_Comal\metes and bounds\parcel 16.docx





**JUAN MARTIN  
VERAMENDI SURVEY  
ABSTRACT No. 2**

**LEGEND:**

- EXISTING RIGHT-OF-WAY LINE
- - - EASEMENT LINE
- P - PROPERTY LINE
- - - ABSTRACT/SURVEY LINE
- R. O. W. RIGHT-OF-WAY
- B. S. L. BUILDING SETBACK LINE
- SET TXDOT TYPE II R.O.W. MARKER
- FOUND TXDOT TYPE II R.O.W. MARKER
- ⊙ \*\*SET TXDOT TYPE III R.O.W. MARKER
- FOUND TXDOT MARKER TYPE I

LOT 1  
BLOCK 1  
COMAL COUNTY JAIL SUBDIVISION  
DOCUMENT 201706044989  
(11.651 ACRES)

COMAL COUNTY, TEXAS  
DOCUMENT 201406027806

**NOTES:**

1. THE BASIS OF BEARING RECITED HEREIN IS TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, NAD83 (2011).
2. DISTANCES AND COORDINATES ARE SURFACE WITH A SURFACE ADJUSTMENT FACTOR OF 1.00014.
3. RESEARCH PROVIDED BY MORGAN/BROOKS RESOURCES, INC.
4. ONLY EASEMENTS OF RECORD FOUND ARE SHOWN HEREON. THERE MAY BE OTHER EASEMENTS THAT AFFECT THE RIGHT-OF-WAY.
5. INTERSECTING COUNTY ROADS WERE PLACED ONTO RETRACEMENT MAP ACCORDING TO STATIONS AND WIDTHS SHOWN ON ORIGINAL R.O.W. MAPS, AND FROM SURVEYS PERFORMED ON THE GROUND.
6. STA = 551+00 - INDICATES 2018 RETRACEMENT DATA.
7. \*\*THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT OF WAY MARKER UPON COMPLETION OF THE CONSTRUCTION PROJECT, UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY THE STATE.
8. THE REMAINING ACREAGE OF THE PARENT TRACT IS CALCULATED BASED ON THE DEED AND NOT AN ACTUAL SURVEY OF THE ENTIRE TRACT.
9. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
10. ACCESS/DENIAL NOTE: ACCESS IS PROHIBITED ACROSS THE ACCESS DENIAL LINE (IF SHOWN ON PLAT) TO THE HIGHWAY FACILITY FROM THE ADJUTING REMAINDER PROPERTY.

**PLAT SHOWING:**

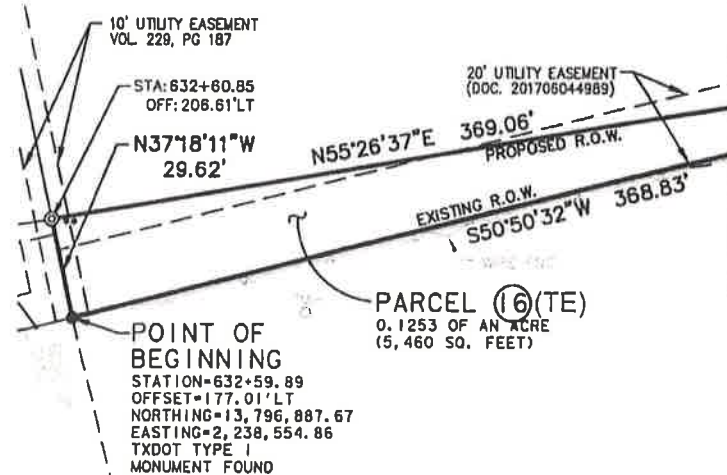
BEING A 0.1253 OF AN ACRE (5,460 SQUARE FEET) PARCEL OF LAND OUT OF A CALLED 11.651 ACRE TRACT AS CONVEYED BY SPECIAL WARRANTY DEED FROM TERRELL TIMMERMANN TO COMAL COUNTY, TEXAS, EXECUTED ON AUGUST 6, 2014, DESCRIBED IN DOCUMENT NUMBER 201406027806, OFFICIAL PUBLIC RECORDS, COMAL COUNTY TEXAS, SAID 11.651 ACRE TRACT ALSO BEING KNOWN AS LOT 1, BLOCK 1, COMAL COUNTY JAIL SUBDIVISION, AS DESCRIBED IN DOCUMENT NUMBER 201706044989 AND BEING SITUATED IN THE JUAN MARTIN DE VERAMENDI SURVEY, ABSTRACT NUMBER 2, CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS.

STATE OF TEXAS)  
COUNTY OF BEXAR)

THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION BY EMPLOYEES OF CIVIL ENGINEERING CONSULTANTS.

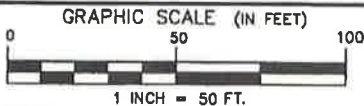
I. RAY KHAN, R.P.L.S. No. 4496 DATE 3-5-2019

GEC CIVIL ENGINEERING CONSULTANTS



MATCH LINE SHEET 3 OF 3

PARENT TOTAL: 11.651 ACRES (507,518 SQ. FT.)		
R.O.W. ACQUISITION: 0.1253 OF AN ACRE (5,460 SQ. FT.)		
REMAINDER: 11.5257 ACRES (502,058 SQ. FT.)		
DATE 11/8/2018	PARCEL PLAT SHOWING PARCEL 16 (TE)	COMAL COUNTY
R.C.S.J. 0018-05-117	INTERSTATE HIGHWAY 35	1"=50'



LEGEND:

- — — — — EXISTING RIGHT-OF-WAY LINE
- - - - - EASEMENT LINE
- P - - - - - PROPERTY LINE
- — — — — ABSTRACT/SURVEY LINE
- R. O. W. RIGHT-OF-WAY
- B. S. L. BUILDING SETBACK LINE
- SET TXDOT TYPE II R.O.W. MARKER
- ⊙ FOUND TXDOT TYPE II R.O.W. MARKER
- ⊙\*\* SET TXDOT TYPE III R.O.W. MARKER
- FOUND TXDOT MARKER TYPE I

MATCH LINE SHEET 2 OF 3

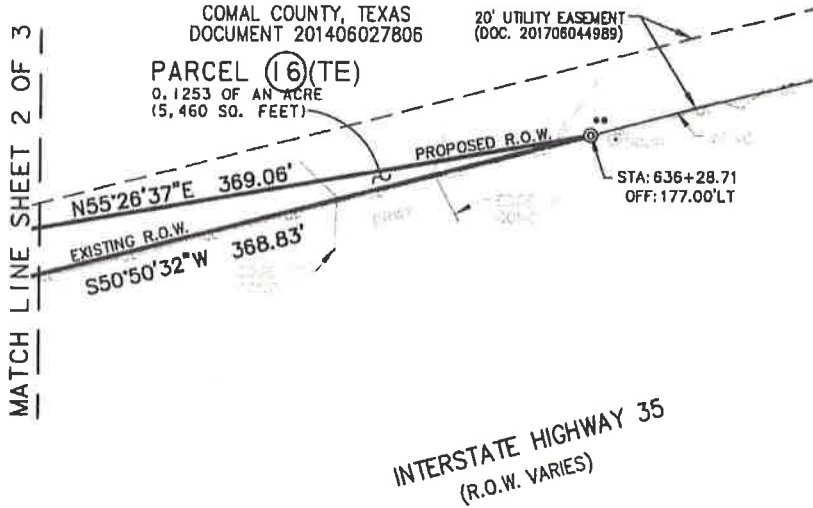
LOT 1  
BLOCK 1  
COMAL COUNTY JAIL SUBDIVISION  
DOCUMENT 201706044989  
(11.651 ACRES)

JUAN MARTIN  
VERAMENDI SURVEY  
ABSTRACT No. 2

COMAL COUNTY, TEXAS  
DOCUMENT 201406027806

20' UTILITY EASEMENT  
(DOC. 201706044989)

PARCEL (16)(TE)  
0.1253 OF AN ACRE  
(5,460 SQ. FEET)



INTERSTATE HIGHWAY 35  
(R.O.W. VARIES)

JUAN MARTIN  
VERAMENDI SURVEY  
ABSTRACT No. 2

JOHN THOMPSON  
SURVEY No. 21  
ABSTRACT No. 608 635+00

ORIGINAL SURVEY LINE

636+00

N50°50'30\"/>

PARENT TOTAL: 11.651 ACRES (507,518 SQ. FT.)  
R.O.W. ACQUISITION: 0.1253 OF AN ACRE (5,460 SQ. FT.)  
REMAINDER: 11.5257 ACRES (502,058 SQ. FT.)



DATE 11/8/2018	PARCEL PLAT SHOWING PARCEL (16)(TE)	COMAL COUNTY
R.C.S.J. 0016-05-117	INTERSTATE HIGHWAY 35	1\"/>

**CEC**  
CIVIL ENGINEERING CONSULTANTS  
11550 IH 10 WEST, SUITE 305  
SAN ANTONIO, TEXAS 78230-1037  
TEL: (210) 641-9999 FAX: (210) 641-6440  
TSP# REGISTRATION NO. F-2214  
TSP'S REGISTRATION NO. 100416-00



This page has been added to comply with the statutory requirement that the clerk shall stamp the recording information at the bottom of the last page.

This page becomes part of the document identified by the file clerk number affixed on preceding pages.

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
04/07/2022 02:46:47 PM  
CHRISTY 11 Page(s)  
202206016352



*Bobbie Koepf*