

NOTES:

- 1) ALL SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "BAKER SURVEYING".
- 2) BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, NAD83.
- 3) NO CURRENT TITLE OPINION OF COMMITMENT FOR TITLE INSURANCE WAS FURNISHED AT THE TIME OF SURVEY. THEREFORE, NO CERTIFICATION IS MADE THAT ALL EASEMENTS AND DEDICATIONS OR OTHER ENCUMBRANCES ARE SHOWN ON THIS SURVEY.
- 4) CORRESPONDING METES AND BOUNDS DESCRIPTION ARE PREPARED.
- 5) IMPROVEMENTS ARE NOT SHOWN.
- 6) PROPERTY IS SUBJECT TO ALL COMAL COUNTY ORDINANCES AND RESTRICTIONS.

45.691 ACRES  
REID & SMITH ENTERPRISES, LC  
DOCUMENT NO. 200106024621

PLAT SHOWING:

SURVEY OF A 10.005 ACRE TRACT OF LAND SITUATED IN COMAL COUNTY, TEXAS OUT OF THE JOHN C. SPARKS AND DANIEL P. SPARKS SURVEY NO. 120, ABSTRACT NO. 101 BEING A PORTION OF A 10.00 ACRE TRACT OF LAND CONVEYED TO WILLIAM H. AND BARBARA T. MAYER OF RECORD IN DOCUMENT NO. 200406013404, OFFICIAL PUBLIC RECORDS AND BEING A PORTION OF THE REMAINDER OF A 116.825 ACRE TRACT OF LAND CONVEYED TO WILLIAM HENRY MAYER AND ANITA RICHARDS MAYER LIVING TRUST OF RECORD IN DOCUMENT NO. 200006007313, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

45.691 ACRES  
REID & SMITH ENTERPRISES, LC  
DOCUMENT NO. 200106024621

REMAINDER OF A 116.825 ACRE  
WILLIAM HENRY MAYER & ANITA  
RICHARDS MAYER LIVING TRUST  
DOCUMENT NO. 200006007313

1/2" IRON PIN  
FOUND W/BAKER  
SURVEYING CAP

10.005 ACRES

10.00 ACRES  
WILLIAM H. & BARBARA T. MAYER  
DOCUMENT NO. 200406013404

REMAINDER OF A 116.825 ACRE  
WILLIAM HENRY MAYER & ANITA  
RICHARDS MAYER LIVING TRUST  
DOCUMENT NO. 200006007313

10.00 ACRES

WILLIAM H. &  
BARBARA T. MAYER  
DOCUMENT NO.  
200406013404

REMAINDER OF A 116.825 ACRE  
WILLIAM HENRY MAYER & ANITA  
RICHARDS MAYER LIVING TRUST  
DOCUMENT NO. 200006007313

1/2" IRON PIN  
FOUND W/BAKER  
SURVEYING CAP

REMAINDER OF A 116.825 ACRE  
WILLIAM HENRY MAYER & ANITA  
RICHARDS MAYER LIVING TRUST  
DOCUMENT NO. 200006007313

1/2" IRON PIN  
FOUND W/BAKER  
SURVEYING CAP

SCALE:  
1"=200'

SITE

LOCATION MAP (N.T.S.)

ADDRESS: 15215 FM 32

LEGEND

- = SET 1/2" IRON PIN (UNLESS NOTED OTHERWISE)
- = FOUND TEXAS DEPARTMENT OF TRANSPORTATION CONCRETE MONUMENT

80' Easement

REMAINDER OF A 116.825 ACRE  
WILLIAM HENRY MAYER & ANITA  
RICHARDS MAYER LIVING TRUST  
DOCUMENT NO. 200006007313

5.22 ACRE INGRESS/EGRESS ESMT.  
DOCUMENT NO. 200406013404

80' Easement

STATE OF TEXAS :  
COUNTY OF BLANCO:

I, AMIL M. BAKER JR., DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONS WORKING UNDER MY SUPERVISION.

*Amil M. Baker Jr.*  
AMIL M. BAKER JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1469

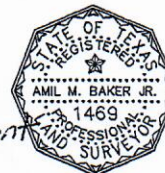
SURVEYED: AUGUST 01, 2011  
PROJECT NO.: 11-067 MAYER  
DWG No.: N/DRAW 2011/11-067 MAYER/DWG.



**BAKER**  
SURVEYING, INC.

PH. (830) 833-2250  
FAX. (830) 833-2257  
2250 US 281 N.  
BLANCO TX 78606

THIS DRAWING IS THE PROPERTY OF BAKER SURVEYING AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF BAKER SURVEYING. BAKER SURVEYING ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS DRAWING FOR ANY PURPOSE AFTER THE DATE INDICATED ON THIS DRAWING. ALL RIGHTS RESERVED. COPYRIGHT 2011, BAKER SURVEYING, INC.





### 10.005 Acres

Field notes of a 10.005 acre tract of land situated in Comal County, Texas out of the John C. Sparks and Daniel P. Sparks Survey No. 120, abstract no. 101 being a portion of a 10.00 acre tract of land conveyed to William H. and Barbara T. Mayer of record in Document No. 200406013404, Official Public Records and being a portion of the remainder of a 116.825 acre tract of land conveyed to William Henry Mayer and Anita Richards Mayer Living Trust of record in Document No. 200006007313, Official Public Records of Comal County, Texas and being more particularly described by metes and bounds as follows: Note: All iron pins set are 1/2" rebar with a yellow plastic cap stamped Baker Surveying.

**Beginning** at a 1/2" iron found with a HLS cap in the southwest Right-of-Way line of Farm to Market Road 32 for the east corner of a 45.691 acre tract of land conveyed to Reid and Smith Enterprises, LC of record in Document No. 200106024821, Official Public Records, the north corner of the remainder of the 116.825 acre tract, this tract and a 5.22 acre Ingress and Egress Easement of record in Document No. 200406013404, Official Public Records of Comal County, Texas.

Thence S 30° 17' 09" E. 70.70 feet with southwest Right-of-Way line of F.M. 32, the northeast line of this tract, the remainder of the 116.825 acre tract and the 5.22 acre easement to a 1/2" iron pin set for the east corner of this tract, from which a Texas Department of Transportation concrete monument found for an angle point of the remainder of the 116.825 acre tract and the 5.22 acre easement, bears S 30° 17' 09" E. 12.19 feet.

Thence with the easterly line of this tract, into the remainder of the 116.825 acre tract and the 5.22 acre easement, the following calls;

1. S 04° 10' 05" W. 407.70 feet to a 1/2" iron pin set for an angle point,  
S 21° 21' 28" E. 1233.80 feet to a 1/2" iron pin set for an angle point, and
2. S 00° 03' 56" W. 1901.18 feet to a 1/2" iron pin set for the southeast corner of this tract.

Thence with the south line of this tract, crossing the 5.22 acre easement, the remainder of the 116.825 acre tract and the 10.00 acre tract, the following calls;

1. N 89° 56' 02" W. 40.02 feet to a 1/2" iron pin set in a west line of the remainder of the 116.825 acre tract, the 5.22 acre easement and the east line of the 10.00 acre tract for an angle point in this tract, from which a 1/2" iron pin found with a Baker Surveying cap for the southeast corner of the 10.00 acre tract and the southwest corner of the 5.22 acre easement, bears S 00° 03' 44" W. 286.41 feet and
2. N 85° 52' 09" W. 501.56 feet to a 1/2" iron pin set in the west line of the 10.00 acre tract and an east line of the remainder of the 116.825 acre tract for the southwest corner of this tract, from which a 1/2" iron pin found with a Baker Surveying cap for the southwest corner of the 10.00 acre tract, bears S 00° 03' 44" W. 285.70 feet.

Thence N 00° 03' 44" E. 585.47 feet with the west line of this tract, the 10.00 acre tract and an east line of the remainder of the 116.825 acre tract to a 1/2" iron pin found with a Baker Surveying cap for the northwest corner of this tract, the 10.00 acre tract and an interior corner of the remainder of the 116.825 acre tract.



Thence N 85° 51' 56" E. 501.62 feet with the north line of this tract, the 10.00 acre tract and a south line of the remainder of the 116.825 acre tract to a 1/2" iron pin found with a Baker Surveying cap in the west line of the 5.22 acre easement for an interior corner of this tract and the northeast corner of the 10.00 acre tract.

Thence N 00° 03' 50" E. 784.36 feet with a west line of this tract, the 5.22 acre easement and crossing the remainder of the 116.825 acre tract to an 80d-nail found for an interior corner of the remainder of the 116.825 acre tract, the southeast corner of the 45.691 acre tract, an angle point in the 5.22 acre easement and this tract.

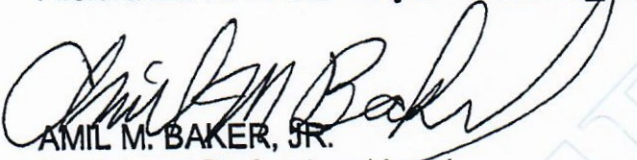
Thence with the west line of this tract, the 5.22 acre easement and the remainder of the 116.825 acre tract, the following calls;

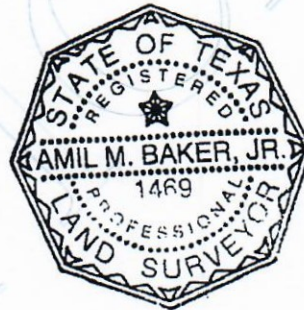
1. N 00° 04' 02" E. 523.75 feet to a 1/2" iron pin found with a HLS cap for an angle point,
2. N 21° 21' 28" W. 1235.29 feet to a 1/2" iron pin found with a HLS cap for an angle point, and
3. N 04° 10' 05" E. 475.06 feet to the **Place of Beginning** and containing 10.005 acres of land according to a survey on the ground on August 01, 2011 by Baker Surveying, Inc.

Job No. 11-067 Mayer

Accompanying Plat Prepared

File:draw2011/11-067 Mayer/10.005AC\_M&B.doc

  
AMIL M. BAKER, JR.  
Registered Professional Land  
Surveyor # 1469





102 Windsock  
Marion, Texas 78124  
Phone: 210-653-7270  
FAX: 830-420-9213

Field notes of a 5.22 acre Ingress and Egress Easement situated in Comal County, Texas out of the John Sparks Survey No. 120, being over a part of that 116.825 acre tract of land recorded in Document # 20006007313 of the Official Public Records of Comal County, Texas and being more particularly described by metes and bounds as follows: Note: all iron pins set are 1/2" rebar with a yellow plastic cap stamped "Baker Surveying" All iron pins found are 1/2" rebar with a yellow plastic cap stamped HLS.

Beginning at an iron pin found in the southwest line of State Highway 32 for the northwest corner of this easement and being the northernmost northwest corner of the 116.825 acre tract.

Thence with the northeast line of this easement and the 116.825 acre tract and the southwest line of State Highway 32 as follows:  
S 30° 17' 23" E. 82.89 feet to a point at the beginning of a curve to the left.  
Southerly along the arc of a curve to the left having a radius of 2864.79 feet and a central angle of 00° 27' 39" a distance of 23.04 feet to an iron pin found for the northeast corner of this easement; Chord Bears: S 30° 30' 09" E. 23.04 feet.

Thence with the east line of this easement, parallel to and 60.00 feet east of the northernmost west line of the 116.825 acre tract and parallel to and 60.00 feet west of the east line of the 116.825 acre tract as follows:  
S 04° 09' 51" W. 374.17 feet to an iron pin found at an angle point.  
S 21° 21' 42" E. 1233.05 to an iron pin found at an angle point.  
S 00° 03' 48" W. 2155.00 to a point for the southeast corner of this easement.

Thence S 89° 56' 12" W. 60.00 feet with the south end of this easement to an iron pin set for the southwest corner of this easement and being the southeast corner of a 10.00 acre tract, this day surveyed.

Thence N 00° 03' 48" E. 871.20 feet with the west line of this easement and the east line of the 10.00 acre tract to an iron pin set for the northeast corner of the 10.00 acre tract.

Thence N 00° 03' 48" W. 784.77 feet with the west line of this easement to a point for an interior corner of the 116.825 acre tract.



Thence with the west line of this easement and the upper west line of the 116.825 acre tract as follows:

N 00° 03' 48" W. 523.75 to an iron pin found at an angle point.


N 21° 21' 42" W. 1235.29 to an iron pin found at an angle point.

N 04° 09' 51" E. 475.06 feet to the place of beginning and covering 5.22 acre of land according to a survey on the ground on December 4, 2003 by Baker Surveying and Engineering.

Job No. 03-207

Accompanying Plat Prepared

File:j/draw2003/03-207 ease

  
AMIL M. BAKER, JR.  
Registered Professional Land  
Surveyor # 1469



Doc# 200406013404

# Pages 6

04/15/2004 09:13:34 AM

Filed & Recorded in  
Official Records of

COHAL COUNTY

JOY STREATER

COUNTY CLERK

Fees \$24.00

Doc# 200406013404



### 3.282 Acres

Field notes of a 3.282 acre tract of land situated in Comal County, Texas out of the John C. Sparks and Daniel P. Sparks Survey No. 120, abstract no. 101, being a portion of the remainder of a 116.825 acre tract of land conveyed to William Henry Mayer and Anita Richards Mayer Living Trust of record in Document No. 200006007313, Official Public Records of Comal County, Texas and being more particularly described by metes and bounds as follows: Note: All iron pins set are 1/2" rebar with a yellow plastic cap stamped Baker Surveying.

**Beginning** at a 1/2" iron pin found with a HLS cap in the southwest Right-of-Way line of Farm to Market Road 32 for the east corner of a 45.691 acre tract of land conveyed to Reid and Smith Enterprises, LC of record in Document No. 200106024821, Official Public Records, a north corner of the remainder of the 116.825 acre tract, this tract and a 5.22 acre Ingress and Egress Easement of record in Document No. 200406013404, Official Public Records of Comal County, Texas.

Thence S 30° 17' 09" E. 70.70 feet with the southwest Right-of-Way line of F.M. 32, the northeast line of this tract, the remainder of the 116.825 acre tract and the 5.22 acre easement to a 1/2" iron pin set for the east corner of this tract, from which a Texas Department of Transportation concrete monument found for an angle point of the remainder of the 116.825 acre tract and the 5.22 acre easement, bears S 30° 17' 09" E. 12.19 feet.

Thence with the easterly line of this tract, into the remainder of the 116.825 acre tract and the 5.22 acre easement, the following calls;

1. S 04° 10' 05" W. 407.70 feet to a 1/2" iron pin set for an angle point,
2. S 21° 21' 28" E. 1233.80 feet to a 1/2" iron pin set for an angle point, and
3. S 00° 03' 56" W. 1901.18 feet to a 1/2" iron pin set for the southeast corner of this tract.

Thence N 89° 56' 02" W. 40.02 feet with the south line of this tract, crossing the 5.22 acre easement and the remainder of the 116.825 acre tract to a 1/2" iron pin set in a west line of the remainder of the 116.825 acre tract, the 5.22 acre easement and the east line of a 10.00 acre tract of land conveyed to William H. and Barbara T. Mayer of record in Document No. 200406013404, Official Public Records of Comal County, Texas for the southwest corner of this tract and the northeast corner of a 3.281 acre tract of land, this day surveyed, from which a 1/2" iron pin with a Baker Surveying cap found for the southeast corner of the 3.281 acre tract, 10.00 acre tract and the southwest corner of the 5.22 acre easement, bears S 00° 03' 44" W. 285.68 feet.

Thence N 00° 03' 44" E. 585.50 feet with a west line of this tract, the 5.22 acre easement, the remainder of the 116.825 acre tract and the east line of the 10.00 acre tract to a 1/2" iron pin found with a Baker Surveying cap for the northeast corner of the 10.00 acre tract, an interior corner of the remainder of the 116.825 acre tract and an angle point in this tract, from which a 1/2" iron pin with a Baker Surveying cap found for the northwest corner of the 10.00 acre tract, bears S 85° 51' 56" W. 501.62 feet.

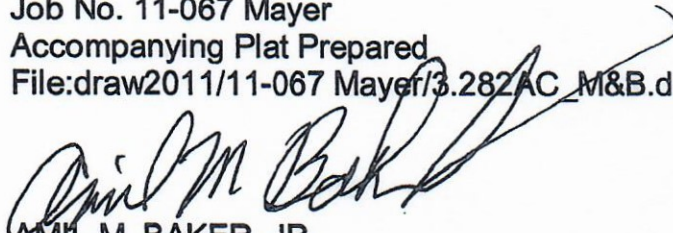


Thence N 00° 03' 50" E. 784.36 feet with a west line of this tract, the 5.22 acre easement and crossing the remainder of the 116.825 acre tract to an 80d-nail found for an interior corner of the remainder of the 116.825 acre tract, the southeast corner of the 45.691 acre tract, an angle point in the 5.22 acre easement and this tract.

Thence with a west line of this tract, the 5.22 acre easement and the remainder of the 116.825 acre tract, the following calls;

1. N 00° 04' 02" E. 523.75 feet to a 1/2" iron pin found with a HLS cap for an angle point,
2. N 21° 21' 28" W. 1235.29 feet to a 1/2" iron pin found with a HLS cap for an angle point, and
3. N 04° 10' 05" E. 475.06 feet to the **Place of Beginning** and containing 3.282 acres of land according to a survey on the ground on August 01, 2011 by Baker Surveying, Inc.

Job No. 11-067 Mayer  
Accompanying Plat Prepared  
File:draw2011/11-067 Mayer/3.282AC M&B.doc

  
AMIL M. BAKER, JR.  
Registered Professional Land  
Surveyor # 1469



Filed and Recorded  
Official Public Records  
Joy Strate County Clerk  
Comal County Texas  
08.04.2011 3:54:08 PM  
CASH/FOUR  
201108021278



