

**H.A. KUEHLEM SURVEY COMPANY**  
Boundary \* Subdivisions \* Oil Wells \* Construction  
GPS Services

**FIELD NOTES**

Field notes of a 0.80 of an acre tract of land situated in Comal County, Texas and being out of the E. Koch Survey No. 970, Abstract 884, and the H. Koch Survey No. 971, Abstract 885, and being out of that 39.878 acre tract conveyed to Harold Wayne Sprowl and wife, Patricia I. Sprowl and described in deed recorded in Volume 928, Page 625, Official Public Records of Comal County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a PK nail set in the east City Limits Line of the City of Bulverde (Doc# 9706024603), being a northwest corner of this tract, said point being S 14° 41' 08" W. 409.13 feet, S 08° 16' 08" W. 103.29 feet along the east line of U.S. Highway 281, and S 81° 43' 52" E. 270.00 feet from a ½" iron pin found at the northwest corner of said 39.878 acre tract.

Thence N 67° 38' 43" E. 113.01 feet to a PK nail set at an interior corner of this tract.

Thence N 06° 04' 53" E. 155.19 feet to a 60d nail set at a northwest corner of this tract.

Thence N 75° 16' 42" E. 122.60 feet to a 60d nail set at the northeast corner of this tract.

Thence along the east line of this tract, as follows:

S 17° 35' 52" E. 70.70 feet to a PK nail set at an angle point.

S 41° 49' 07" E. 30.09 feet to a PK nail set at an angle point.

S 20° 20' 44" E. 42.12 feet to a PK nail set at an angle point.

S 03° 19' 03" E. 80.25 feet to a PK nail set at the southeast corner of this tract.

Thence along the south line of this tract, as follows:

N 88° 45' 55" W. 189.14 feet to a PK nail set at an angle point.

S 67° 38' 43" W. 123.99 feet to a PK nail set in the east City Limits Line of the City of Bulverde at the southwest corner of this tract.

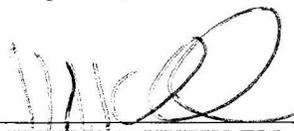
Thence N 08° 16' 08" E. 24.30 feet along the east City Limits Line of the City of Bulverde to the place of Beginning and containing 0.80 of an acre of land according to a survey made on the ground.

All 1/2" iron pins set with orange plastic cap "RPLS 4020".

Job No. 023-16

RE: Plat – Bearing Source: Texas State Plane  
NAD 83 – South Central Zone

Surveyed April 14, 2016



**HENRY A. KUEHLEM**  
**REGISTERED PROFESSIONAL LAND SURVEYOR**  
NO. 4020



U.S. HIGHWAY 281

HAROLD WAYNE SPROWL AND WIFE,  
PATRICIA I. SPROWL  
39.878 ACRES

FND. 1.2" IRON PIN

S14°41'08"W  
409.13'

270'

FND. TYPE II TROOT MONUMENT

103.29'

S08°16'08"W

CITY OF BULVERDE  
REF: Doc# 970602+603

N75°16'42"E  
122.60'

SET 600 NAIL

70.70'

S41°49'07"E  
30.09'

S20°20'44"E  
42.12'

0.80 OF AN ACRE

N06°04'53"E  
155.19'

SET P.K. NAIL

SET P.K. NAILS

S03°19'03"E  
80.25'

N88°45'55"W

S81°43'52"E  
270.00'

N08°16'08"E  
24.30'

N67°38'43"E  
113.01'

SET P.K. NAIL

SET P.K. NAIL 189.14'



SCALE: 1" = 100'

RE: FIELD NOTE DESCRIPTION

NOTE: SET 1/2" IRON PINS HAVE  
ORANGE PLASTIC CAP STAMPED "RPLS 4020"

BEARING SOURCE TEXAS STATE PLANE  
NAD 83 SOUTH CENTRAL ZONE

PLAT OF  
0.80 OF AN ACRE  
OUT OF 39.878 ACRES CONVEYED TO  
HAROLD WAYNE SPROWL, ET UX, BY DEED  
RECORDED IN VOLUME 928, PAGE 625,  
OUT OF THE E. KOCH SURVEY NO. 970,  
ABSTRACT 884 AND THE H. KOCH SURVEY NO. 971,  
ABSTRACT 885, COMAL COUNTY, TEXAS.

SURVEYED APRIL 14, 2016

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