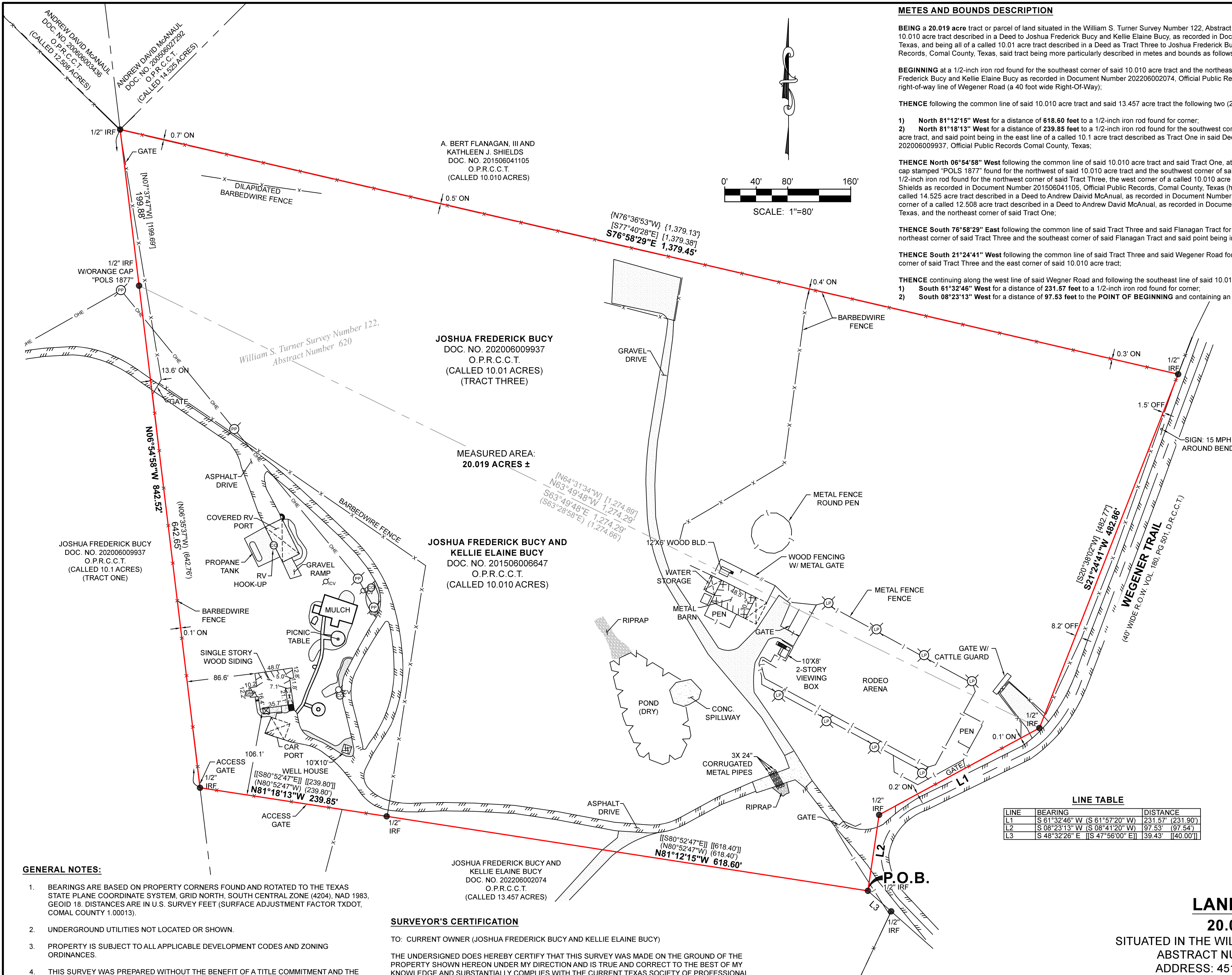




METES AND BOUNDS DESCRIPTION

BEING a 20.019 acre tract or parcel of land situated in the William S. Turner Survey Number 122, Abstract Number 620, Comal County, Texas, said tract being all of a called 10.010 acre tract described in a Deed to Joshua Frederick Bucy and Kellie Elaine Bucy, as recorded in Document Number 201506006647, Official Public Records, Comal County, Texas, and being all of a called 10.01 acre tract described in a Deed to Joshua Frederick Bucy as recorded in Document Number 202006009937, Official Public Records, Comal County, Texas, said tract being more particularly described in metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the southeast corner of said 10.010 acre tract and the northeast corner of a called 13.457 acre tract described in a Deed to Joshua Frederick Bucy and Kellie Elaine Bucy as recorded in Document Number 202206002074, Official Public Records, Comal County, Texas, and said point being in the southwest right-of-way line of Wegener Road (a 40 foot wide Right-Of-Way);

THENCE following the common line of said 10.010 acre tract and said 13.457 acre tract the following two (2) courses and distances:

- 1) North 81°12'15" West for a distance of 618.60 feet to a 1/2-inch iron rod found for corner;
- 2) North 81°18'13" West for a distance of 239.85 feet to a 1/2-inch iron rod found for the southwest corner of said 10.010 acre tract and the northwest corner of said 13.457 acre tract, and said point being in the east line of a called 10.1 acre tract described as Tract One in said Deed to Joshua Frederick Bucy as recorded in Document Number 202006009937, Official Public Records Comal County, Texas;

THENCE North 06°54'58" West following the common line of said 10.010 acre tract and said Tract One, at a distance of 642.65 feet passing a 1/2-inch iron rod with an orange cap stamped "POLS 1877" found for the northwest of said 10.010 acre tract and the southwest corner of said Tract Three, continuing for a total distance of 842.52 feet to a 1/2-inch iron rod found for the northwest corner of said Tract Three, the west corner of a called 10.010 acre tract described in a Deed to A. Bert Flanagan, III and Kathleen J. Shields as recorded in Document Number 201506041105, Official Public Records, Comal County, Texas (herein after referred to as the Flanagan Tract), the south corner of a called 14.525 acre tract described in a Deed to Andrew Daivid McAnual, as recorded in Document Number 20050602729, Official Public Records, Comal County, Texas, the south corner of a called 12.508 acre tract described in a Deed to Andrew David McAnual, as recorded in Document Number 200606003436, Official Public Records, Comal County, Texas, and the northeast corner of said Tract One;

THENCE South 78°58'29" East following the common line of said Tract Three and said Flanagan Tract for a distance of 1,379.45 feet to a 1/2-inch iron rod found for the northeast corner of said Tract Three and the southeast corner of said Flanagan Tract and said point being in the northwest right-of-way line of said Wegener Road;

THENCE South 21°24'41" West following the common line of said Tract Three and said Wegener Road for a distance of 482.86 feet to a 1/2-inch iron rod found for the southeast corner of said Tract Three and the east corner of said 10.010 acre tract;

THENCE continuing along the west line of said Wegner Road and following the southeast line of said 10.010 acre tract following two (2) courses and distances:

- 1) South 61°32'46" West for a distance of 231.57 feet to a 1/2-inch iron rod found for corner;
- 2) South 08°23'13" West for a distance of 97.53 feet to the POINT OF BEGINNING and containing an area of 20.019 acres of land more or less;

LEGEND

- IRF IRON ROD FOUND (SIZE NOTED)
- CV IRRIGATION CONTROL VALVE
- ⊞ GAS METER
- ⊞ ELECTRIC METER
- ⊞ CLEAN OUT
- ⊞ POWER POLE
- ⊞ LIGHT POLE
- ⊞ AC UNIT
- ⊞ PROPANE TANK
- ⊞ SIGN
- CONCRETE
- GRAVEL/CRUSHED GRANITE (TYPE NOTED)
- STONE AREA/WORK
- WOOD DECK
- PROPERTY LINE
- - - ADJOINER LINE
- x BARBEDWIRE FENCE
- | METAL FENCE
- || WOOD FENCE
- /// EDGE OF PAVEMENT
- OHE OVERHEAD UTILITY
- TOP OF BANK
- R.O.W. RIGHT OF WAY
- () DOC. NO. 201506006647
- [] BEARINGS AND DISTANCES
- [] DOC. NO. 202006009937
- [] BEARINGS AND DISTANCES
- [] DOC. NO. 202206002074
- [] BEARINGS AND DISTANCES
- [] DOC. NO. 201506041105
- [] BEARINGS AND DISTANCES
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- P.O.B. POINT OF BEGINNING

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 61°32'46" W (S 61°57'20" W)	231.57' (231.90')
L2	S 08°23'13" W (S 08°41'20" W)	97.53' (97.54')
L3	S 48°32'26" E (S 47°56'00" E)	39.43' (40.00')

GENERAL NOTES:

1. BEARINGS ARE BASED ON PROPERTY CORNERS FOUND AND ROTATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE (4204), NAD 1983, GEOID 18. DISTANCES ARE IN U.S. SURVEY FEET (SURFACE ADJUSTMENT FACTOR TXDOT, COMAL COUNTY 1.00013).
2. UNDERGROUND UTILITIES NOT LOCATED OR SHOWN.
3. PROPERTY IS SUBJECT TO ALL APPLICABLE DEVELOPMENT CODES AND ZONING ORDINANCES.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THE SURVEYOR DID NOT RESEARCH THE DEED RECORDS.
5. PER WWW.FEMA.GOV, THIS PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN MAP NUMBER 48091C0085F, DATED 9/2/2009.
6. FENCES SHOWN HEREON ARE GRAPHIC ONLY, WITH DIMENSIONAL TIES SHOWN AT SPECIFIC LOCATIONS WHERE THEY WERE PHYSICALLY MEASURED. MEASUREMENTS ARE TO THE INSIDE OF THE FENCE FROM THE SUBJECT PROPERTY. THE FENCE LINE MAY MEANDER BETWEEN MEASURED LOCATIONS.
7. A METES AND BOUNDS DESCRIPTION OF EVEN DATE WAS PREPARED WITH THIS SURVEY.

SURVEYOR'S CERTIFICATION

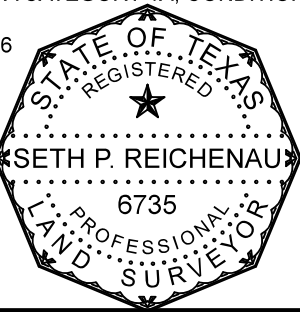
TO: CURRENT OWNER (JOSHUA FREDERICK BUCY AND KELLIE ELAINE BUCY)

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III LAND TITLE SURVEY.

THE FIELD WORK WAS COMPLETED ON MARCH 5, 2026

Seth Reichenau
SETH REICHENAU,
R.P.L.S. NO. 6735
MARCH 20, 2026

FIELD CREW: DP, ZH
DRAWN BY: ALA



LAND TITLE SURVEY
20.019 ACRE TRACT

SITUATED IN THE WILLIAM S. TURNER SURVEY NUMBER 122,
ABSTRACT NUMBER 620, COMAL COUNTY, TX
ADDRESS: 451 WEGENER TRAIL, FISCHER, TX.

PREPARED FOR
Joshua Frederick Bucy
and Kellie Elaine Bucy
13944 FM 32, Fischer, TX

SURVEYOR
DILLO DEV
engineering | surveying | planning
Contact: Seth Reichenau, RPLS
Tel: (830) 282-0333 Email: Info@DilloDev.com
Address: P.O. Box 310266, New Braunfels, TX 78131
TX Engineering Firm No. F-22833
TX Surveying Firm No. 10194711
JOB NO. 26029
SHEET 1 OF 1