

METES AND BOUNDS DESCRIPTION
FOR A 0.013 ACRE TRACT OF LAND
EXHIBIT "A"

Being a 0.013 acre tract of land located in the City of New Braunfels, Comal County, Texas, being that same land called save and except, a strip of land out of Lot 133, New City Block 2004, recorded in Volume 284, Page 817, Deed Records, Comal County, Texas, conveyed to City of New Braunfels, recorded in Volume 226, Page 495, Deed Records, Comal County, Texas, said 0.013 acre tract of land being more particularly described as follows:

COMMENCING at a found 4" post under a rock wall for the South corner of said Lot 133, the same point being the East corner of Lot 132, New City Block 2004, recorded in Volume 670, Page 411, Deed Records, Comal County, Texas, and lying in the Northwest right-of-way line of East San Antonio Street (93.7' wide);

THENCE N 38°26'41" E along the Southeast line of said Lot 133 and the Northwest right-of-way line of East San Antonio Street, a distance of 90.29 feet to a set 1/2" iron pin with plastic cap "HMT" for the POINT OF BEGINNING, and the South corner of the herein described tract;

THENCE N 50°52'34" W over and across said Lot 133 a distance of 192.04 feet to a set 1/2" iron pin with plastic cap "HMT" marking the North corner of said Lot 133, also being the East corner of Lot 144, New City Block 2004, recorded in Volume 284, Page 817, Deed Records, Comal County, Texas, same point lying in the Southwest line of a called 0.436 acre tract "Area 1" (closed portion of N. Gilbert Ave.) recorded in Document No. 9606001284, Official Public Records, Comal County, Texas;

THENCE S 52°39'54" E along the Southwest line of said 0.436 acre tract and said Lot 133 a distance of 192.06 feet to a set 1/2" iron pin with plastic cap "HMT" marking the East corner of the herein described tract and the South corner of said 0.436 acre tract, also lying in the Northwest right-of-way line of East San Antonio Street, from which a found mag nail bears N 38°26'41" E a distance of 349.16 feet;

THENCE S 38°26'41" W along the Southeast line of the herein described tract and the Northwest right-of-way line of East San Antonio Street a distance of 6.00 feet to the POINT OF BEGINNING, containing 0.013 acre of land in Comal County, Texas.

Bearings shown hereon are based on the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (NA2011) Epoch 2010.00.

Written November 20, 2023.

Reference survey of said 0.013 acre tract of land prepared this same date.



Douglas B. Cottle

Registered Professional Land Surveyor No. 6149

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