



410 N. Seguin Ave.
New Braunfels, TX 78130
HMTNB.COM
830.625.8555 • FAX: 830.625.8556
TBPE FIRM F-10961

Exhibit "A"

**METES AND BOUNDS DESCRIPTION
FOR A
1.00 ACRE TRACT OF LAND**

Being a 1.00 acre tract of land out of the J.M. Veramendi Two League Survey, Abstract No. 2, Comal County, Texas, and being all of a called 1.00 acre tract of land, described in Document No. 203106003205 in the Official Public Records, Comal County, Texas, further described in Volume 394, Page 671, Official Public Records, Comal County, Texas, said 1.00 acre tract of land being more particularly described as follows:

BEGINNING at a 1/2" iron pin found for an interior corner of the remainder of a called 8.85 acre tract recorded in Volume 82, Page 159, Deed Records, Comal County, Texas and being the Northwest corner of the herein described tract and being in the Easterly right-of-way line of S. East Ave., from which a 1/2" iron pin found bears N 58°06'39"W a distance of 1.46 feet and from said Westerly corner a 1/2" iron pin found bears along the Northeasterly right-of-way of S. East Avenue bears N 30°57'24"W a distance of 423.54 feet for the Westerly corner of said remainder of 8.85 acre tract and the Southeasterly corner of the intersection of the Northeasterly right-of-way line of S. East Ave. and the Southeasterly right-of-way line of E. Common Street;

THENCE along the interior of said remainder of 8.85 acre tract, the following 2 (two) calls:

1. N 58°50'45" E a distance of 207.91 feet to a 1/2" iron pin found for the Northeast corner of the herein described tract;
2. S 30°58'17" E a distance of 210.06 feet to a 1/2" iron pin found (bent) for the Southeast corner of the herein described tract, from which a 1/2" iron pin found bears S 25°32'01" E a distance of 13.15 feet;


THENCE along the Southeasterly line of the herein described tract, S 59°12'57" W a distance of 207.80 feet to a 1/2" iron pin found for the Southerly corner of the herein described tract being in the Northeasterly right-of-way line of the aforementioned S. East Avenue;

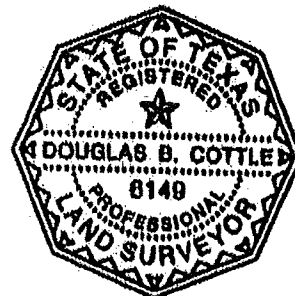
THENCE along the Northeasterly right-of-way line of said S. East Avenue, N 31°00'00" W a distance of 208.72 feet to the POINT OF BEGINNING and containing 1.00 acres of land in Comal County, Texas.

Bearings are based on a call of N 31°00'00" W along the Northeasterly right-of-way line of S. East Avenue.

Surveyed this the 5th day of April, 2016.

Reference survey of said 1.00 tract of land prepared this same date.


Douglas B. Cottle
Registered Professional Land Surveyor No. 6149



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16-0330

After Recording Return To:

New Braunfels Title Company

243 S. Seguin Ave.

New Braunfels, TX 78130

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
07/21/2020 10:53:01 AM
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Bobbie Koepp