

**DESCRIPTION FOR (SUP)**  
**9.846 ACRES OF LAND**

SITUATED IN THE ALANSON P. FUQUAY SURVEY NO. 35, ABSRTACT NO. 155, COMAL COUNTY, TEXAS

**BEING** a 9.846 acre tract of land situated in the Alanson P. Fuquay Survey No. 35, Abstract No. 155, Comal County, Texas and being a portion of Lots 4A-R, Block 10, of LOT 4A-R AND LOT 5A-R, BLOCK TEN, TOWN OF GRUENE, a subdivision plat recorded in Document No. 200906007977, Map and Plat Records of Comal County, Texas (M.P.R.C.C.T.) and being also a portion of Lot 12B, Block H, of the RESUBDIVISION PLAT OF LOTS 12A – 12F, BLOCK H, CYPRESS RAPIDS AT GRUENE SECTION ONE, a subdivision plat recorded in Volume 8, Page 43, M.P.R.C.C.T.; said 9.846 acre tract of land being described by metes and bounds as follows:

**COMMENCING** at a 5/8-inch iron rod with cap stamped "Summit Geomatics, Inc." set on the Northeast right-of-way (R.O.W.) line of Gruene Road (Variable Width R.O.W. as shown in said LOT 4A-R AND LOT 5A-R, BLOCK TEN, TOWN OF GRUENE) for the most Southerly corner of said Lot 12B;

**THENCE**, North 54°09'34" East, departing the Northeast right-of-way line of said Gruene Road, along and with the common line of said Lot 12B and Lot 10, Block O, of CYPRESS RAPIDS AT GRUENE SECTION EIGHT, a subdivision plat recorded in Volume 6, Page 122, M.P.R.C.C.T., passing a 1/2-inch iron pipe found at a distance of 152.83 feet for the common North corner of Lot 9, Block O, of said CYPRESS RAPIDS AT GRUENE SECTION EIGHT, and said Lot 10 and continuing for a total distance of 184.88 feet to a calculated point marking the most Southerly corner and **POINT OF BEGINNING** of the herein described tract;

**THENCE**, North 16°05'12" West, over and across said Lot 12B, a distance of 186.05 feet to a calculated point on the common line of Lot 12 AB, of LOTS 12AA & 12AB, CYPRESS RAPIDS AT GRUENE SECTION ONE, a subdivision plat recorded in Volume 8, Page 88, M.P.R.C.C.T., and of said Lot 12B, marking an exterior corner of the herein described tract;

**THENCE**, North 54°09'15" East, along said common line, a distance of 194.82 feet to a 1/2-inch iron rod with broken cap found for the most Easterly corner of said Lot 12 AB, and marking an interior corner of said Lot 12B and of the herein described tract;

**THENCE**, North 35°50'45" West, along and with the Northeast line of said Lot 12 AB and a Southwest line of said Lot 12B, a distance of 124.79 feet to a 1/2-inch iron rod found on the Southeast line of said Lot 4A-R for the most Northerly corner of said Lot 12 AB, an exterior corner of Lot 12B and marking an interior corner of the herein described tract;

**THENCE**, South 54°09'15" West, along and with the Northwest line of said Lot 12 AB and the Southeast line of said Lot 4A-R, a distance of 15.25 feet to a calculated point, marking an exterior corner of the herein described tract;

**THENCE**, North 35°50'45" West, over and across said Lot 4A-R, a distance of 332.57 feet to a 1/2-inch iron rod found for the most Southerly corner of the Lot 3, Block 10 of MAP OF TOWN GRUENE, a subdivision plat recorded in Volume 37, Page 455, Deed Records of Comal County, Texas, an interior corner of said Lot 4A-R, and marking the most Westerly corner of the herein described tract;

**THENCE**, along and with the Southeast lines of said MAP OF TOWN OF GRUENE, the CYPRESS RAPIDS AT GRUENE SECTION ONE, a subdivision plat recorded in Volume 5, Page 38, M.P.R.C.C.T., and the Northwest line of said Lot 4A-R, the following two (2) bearings and distances:

- 1) North 53°46'16" East, a distance of 260.93 feet to a 1/2-inch iron rod found for an angle point;
- 2) North 53°42'46" East, a distance of 93.87 feet to a 1-inch iron pipe found on the Southwest line of Lot 12C of said RESUBDIVISION PLAT OF LOTS 12A – 12F, BLOCK H, CYPRESS RAPIDS AT GRUENE SECTION ONE, for the Southeast corner of Lot 33, Block 10 of said MAP OF TOWN OF GRUENE, the most Northerly corner of said Lot 4A-R, and marking an exterior corner of the herein described tract;

**THENCE**, South 35°49'57" East, along and with the Southwest line of said Lot 12C, and the Northeast line of said Lot 4A-R, a distance of 166.80 feet to a 3/4-inch iron pipe found for the most Southerly corner of said Lot 12C, an exterior corner of said Lot 12B, and marking an interior corner of the herein described tract;

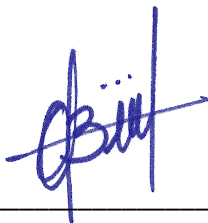
**THENCE**, North 54°08'28" East, along and with Southeast lines of said Lot 12C, Lot 12D, Lot 12E both of said RESUBDIVISION PLAT OF LOTS 12A – 12F, Block H, of CYPRESS RAPIDS AT GRUENE SECTION ONE, and the Northwest line of said Lot 12B, a distance of 361.10 feet to a 5/8-inch iron rod with cap stamped "Summit Geomatics, Inc." set on the Southwest line of Lot 7, Block G, of CYPRESS RAPIDS AT GRUENE SECTION THREE, a subdivision plat recorded in Volume 5, Page 92, M.P.R.C.C.T., for the most Easterly corner of said Lot 12E, and marking the most Northerly corner of said Lot 12B and of the herein described tract;

**THENCE**, South 35°49'07" East, along and with the Southwest line of said CYPRESS RAPIDS GRUENE SECTION THREE, the Northeast line of said Lot 12B, a distance of 468.30 feet to a 1/2-inch iron rod found on the Northwest line of Lot 36, Block O, of said CYPRESS RAPIDS AT GRUENE SECTION EIGHT, for the most Southerly corner of Lot 11, of said CYPRESS RAPIDS AT GRUENE SECTION THREE, and marking the most Easterly corner of said Lot 12B and of the herein described tract;

**THENCE**, South 54°09'34" West, along and with the Northwest line of said CYPRESS RAPIDS AT GRUENE SECTION EIGHT, and the Southeast line of said Lot 12B, a distance of 958.10 feet to the **POINT OF BEGINNING** and containing 9.846 acre of land.

Notes:

- 1) Bearing orientation is based upon the Texas Coordinate System, South Central Zone 4204, North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.00. Measurements are in U.S. Survey Feet. Distances may be converted to Grid by using the Combined Adjustment Factor of 1.00014.
- 2) A zoning exhibit of even date was prepared in conjunction with this zoning description.



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LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 54°09'34" E	184.88'
L2	N 16°05'12" W	186.05'
L3	N 54°09'15" E	194.82'
L4	N 35°50'45" W	124.79'
L5	S 54°09'15" W	15.25'
L6	N 35°50'45" W	332.57'
L7	N 53°46'16" E	260.93'
L8	N 53°42'46" E	93.87'
L9	S 35°49'57" E	166.80'

LEGAL DESCRIPTION OF LAND:

BEING A 9.846 ACRE TRACT OF LAND SITUATED IN THE ALANSON P. FUQUAY SURVEY NO. 35, ABSTRACT NO. 155 OF COMAL COUNTY, TEXAS, AND BEING A PORTION OF LOTS 4A-R, BLOCK 10 OF LOT 4A-R AND LOT 5A-R, BLOCK TEN, TOWN OF GRUENE, A SUBDIVISION PLAT RECORDED IN DOCUMENT NO. 200906007977, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS, AND BEING ALSO A PORTION OF LOT 12B, BLOCK H OF THE RESUBDIVISION PLAT OF LOTS 12A - 12F, BLOCK H, CYPRESS RAPIDS AT GRUENE SECTION ONE, A SUBDIVISION PLAT RECORDED IN VOLUME 8, PAGE 43, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED UPON THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, EPOCH 2010.00. MEASUREMENTS ARE IN U.S. SURVEY FEET. DISTANCES MAY BE CONVERTED TO GRID BY USING THE COMBINED ADJUSTMENT FACTOR OF 1.00014.
2. FIELDWORK WAS COMPLETED ON DECEMBER 14, 2023.
3. THIS EXHIBIT WAS PREPARED FOR ZONING PURPOSES, NO EASEMENTS, SUPPLEMENTARY MONUMENTATION, TOPOGRAPHIC FEATURES, AND AS-BUILT DATA ARE SHOWN HEREIN FOR ILLUSTRATION PURPOSES.
4. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS EXHIBIT.

