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METES AND BOUNDS DESCRIPTION
FOR A
70.00 ACRE TRACT OF LAND
"COMAL MASTER WATER IMPROVEMENT DISTRICT"

Being a 70.00 acre tract of land out of the J.M. Veramendi Survey No. 2, Abstract No. 3, Comal County, Texas, and being a portion of a tract of a 2086 acre tract, described in Document Number 201006024825, Official Public Records, Comal County, Texas, said 70.00 acre tract of land being more particularly described as follows:

BEGINNING at a point from which a found 1/2" iron rod on the Southwest right-of-way line of River Road, for an Eastern corner of said 2086 acre tract and the North corner of a 9.839 acre tract described in Document Number 200406026508, Official Public Records of Comal County, Texas, bears S 68°23'16" E, a distance of 2919.24 feet;

THENCE over and across said 2086 acre tract the following forty-one (41) calls:

1. S 20°28'40" W a distance of 1036.94 feet to a point for a corner;
2. N 57°07'53" W a distance of 163.17 feet to a point for a corner;
3. S 57°28'24" W a distance of 114.83 feet to a point for a corner;
4. N 79°24'42" W a distance of 82.73 feet to a point for a corner;
5. S 79°57'25" W a distance of 595.53 feet to a point for a corner;
6. S 67°28'53" W a distance of 600.20 feet to a point for a corner;
7. S 41°43'37" W a distance of 181.68 feet to a point for a corner;
8. N 57°07'51" W a distance of 91.15 feet to a point for a corner;
9. N 84°18'21" W a distance of 135.99 feet to a point for a corner;
10. N 48°49'35" W a distance of 93.22 feet to a point for a corner;
11. N 05°07'49" E a distance of 289.31 feet to a point for a corner;
12. S 79°07'07" W a distance of 263.28 feet to a point for a corner;
13. S 13°27' 35" W a distance of 371.59 feet to a point for a corner;
14. S 30°38'25" W a distance of 117.63 feet to a point for a corner;
15. S 07°01' 13" E a distance of 151.40 feet to a point for a corner;
16. S 15°53'01" W a distance of 96.93 feet to a point for a corner;
17. N 76°17'06" W a distance of 178.09 feet to a point for a corner;
18. N 06°37'49" E a distance of 305.86 feet to a point for a corner;
19. N 16°17'15" W a distance of 164.98 feet to a point for a corner;
20. N 06°06'01" E a distance of 112.66 feet to a point for a corner;
21. N 44°17'34" W a distance of 133.16 feet to a point for a corner;
22. N 09°01'47" W a distance of 77.86 feet to a point for a corner;
23. S 87°42'53" W a distance of 143.36 feet to a point for a corner;
24. N 33°30'50" E a distance of 133.48 feet to a point for a corner;
25. N 41°49'24" E a distance of 219.13 feet to a point for a corner;
26. N 35°03'34" E a distance of 153.33 feet to a point for a corner;
27. N 46°59'09" E a distance of 178.14 feet to a point for a corner;
28. N 63°56'54" E a distance of 162.91 feet to a point for a corner;

29. N 40°38'34" E a distance of 214.07 feet to a point for a corner;
30. N 33°00'00" W a distance of 87.28 feet to a point for a corner;
31. N 66°09'37" E a distance of 108.03 feet to a point for a corner;
32. N 62°47'23" E a distance of 39.97 feet to a point for a corner;
33. N 22°11'18" E a distance of 144.79 feet to a point for a corner;
34. N 69°22'25" E a distance of 289.18 feet to a point for a corner;
35. Along a curve to the right with an arc length of 443.19 feet, having a radius of 390.00 feet, a central angle of 65°06'37", a chord bearing and distance of S 78°04'17" E, 419.73 feet to a point for a corner;
36. S 47°26'22" E a distance of 168.63 feet to a point for a corner;
37. S 75°45'49" E a distance of 132.08 feet to a point for a corner;
38. S 71°54'01" E a distance of 121.26 feet to a point for a corner;
39. N 66°16'22" E a distance of 280.00 feet to a point for a corner;
40. N 23°43'38" W a distance of 95.41 feet to a point for a corner;
41. Along a curve to the right with an arc length of 1036.00 feet, a radius of 577.00 feet, a central angle of 102°52'27", a chord bearing and distance of S 83°51'12" E, 902.34 feet to the POINT OF BEGINNING, and containing 70.00 acres of land in Comal County, Texas.

Bearings are based upon the Texas Coordinate System, South Central Zone (4204), NAD 83.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.