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METES AND BOUNDS DESCRIPTION
FOR A
358 ACRE TRACT OF LAND
"WID 1A"

Being a 358 acre tract of land out of the J.M. Veramendi Survey No. 2, Abstract No. 3, Comal County, Texas, being a portion of the remainder of a called 2086 acre tract of land described in Document Number 201006024825, Official Public Records, Comal County, Texas, said 358 acre tract of land being more particularly described as follows

COMMENCING at a TXDOT Brass Monument found in the Northwesterly right-of-way line of Loop 337 for the Easterly corner of Oak Run Commercial Reserve, Unit Eight, recorded in Document Number 200106003623, Map and Plat Records, Comal County, Texas;

THENCE along the Northeasterly line of said Oak Run Commercial Reserve, Unit Eight, common with the Southwesterly line of said 2086 acre tract, the following two (2) calls:

1. N 37°34'28" W a distance of 1189.85 feet to a 1/2" iron pin (with cap stamped "HMT") found in concrete;
2. N 37°34'12" W a distance of 9.24 feet to a 1/2" iron pin found, for the East corner of Oak Run Commercial Reserve, Unit Seven, recorded in Document Number 200206005209;

THENCE along the Northeasterly line of said Oak Run Commercial Reserve, Unit Seven, common with the Southwesterly line of said 2086 acre tract, N 37°34'47" W a distance of 140.85 feet to the POINT OF BEGINNING;

THENCE along the Northeasterly line of said Oak Run Commercial Reserve, Unit Seven, N 37°34'47" W a distance of 228.74 feet to a Mag nail found in concrete for the North corner of said Oak Run Commercial Unit Seven and the East corner of Oak Run Subdivision Unit 14, Recorded in Document Number 200606032712, Map and Plat Records, Comal County, Texas;

THENCE along the Northeasterly line of said Oak Run Subdivision Unit 14, Oak Run Subdivision, Unit 13, recorded in Document Number 200006021667, Map and Plat Records, Comal County, Texas, and Oak Run Subdivision, Unit 12, recorded in Document Number 9906018773, Map and Plat Records, Comal County, Texas; N 37°36'44" W a distance of 1629.58 feet to a 1/2" iron pin found for the North corner of said Oak Run Subdivision, Unit 12, and the East corner of Oak Run Subdivision, Unit Eleven, recorded in Document Number 9806024554, Map and Plat Records, Comal County, Texas;

THENCE along the Northeasterly line of said Oak Run Subdivision, Unit Eleven, N 37°28'58" W a distance of 242.96 feet to a 1/2" iron pin found for a corner;

THENCE continuing along the Northeasterly line of said Oak Run Subdivision, Unit Eleven, and the Northeasterly line of Oak Run Subdivision, Unit Ten, recorded in Document Number 9806013415, Map and Plat Records, Comal County, Texas, N 37°37'26" W a distance of 745.19 feet to a 1/2" iron pin found

for the North corner of said Oak Run Subdivision, Unit Ten and the East corner of Oak Run Subdivision, Unit Nine, recorded in Document Number 9806011099, Map and Plat Records, Comal County, Texas;

THENCE along the Northeast line of said Oak Run Subdivision, Unit Nine, N 37°37'26" W a distance of 415.85 feet to a Mag nail found in concrete for the North corner of said Oak Run Subdivision, Unit Nine and the East corner of aforementioned Oak Run Subdivision, Unit 21;

THENCE along the Northeast line of said Oak Run Subdivision, Unit 21, N 37°38'22" W a distance of 136.98 feet to a 1/2" iron pin (with cap stamped "HMT") set for the South corner of a called 19.135 acre tract, recorded in Document Number 201606012287, Official Public Records, Comal County, Texas, from which a Mag nail found in the Southeasterly right-of-way line of Oak Run Parkway bears N 37°38'22" W a distance of 0.95 feet;

THENCE along the Northeasterly line of said Oak Run Subdivision, Unit 21, common with the Southwesterly line of said 19.135 acre tract, N 37°37'15" W a distance of 775.16 feet to a 1/2" iron pin (with cap stamped "Pape Dawson") found for the West corner of said 19.135 acre tract;

THENCE along the Northeasterly line of said Oak Run Subdivision Unit 21, the following three (3) calls:

1. N 37°36'27" W a distance of 203.83 feet to a 1/2" iron pin (with cap stamped "HMT") set for a corner;
2. N 37°21'34" W a distance of 315.93 feet to a 6" post found for a corner;
3. N 37°22'34" W a distance of 317.95 feet a 6" post found in the Southwesterly line of said called 2086 acre tract, for the North corner of said Oak Run Subdivision, Unit 21, and the East corner of the remainder of a called 218.15 acre tract recorded in Volume 244, Page 646, Deed Records, Comal County, Texas;

THENCE along the Northeasterly line of said 218.15 acre tract, common with Southwesterly line of said 2086 acre tract, N 39°15'17" W a distance of 107.99 feet to a point;

THENCE across said 2086 acre tract the following twenty-three (23) calls:

1. N 52°26'23" E a distance of 1179.49 feet to a point for a corner;
2. Along the arc of a curve to the right having a radius of 1550.00 feet, an arc length of 1286.63 feet, a central angle of 47°33'37", and a chord bearing and distance of N 76°13'11" E 1250.01 feet to a point for a corner;
3. S 80°00'00" E a distance of 1852.63 feet to a point for a corner;
4. Along the arc of a curve to the left having a radius of 950.00 feet, an arc length of 240.42 feet, a central angle of 14°30'00", and a chord bearing and distance of S 87°15'00" E 239.78 feet to a point for a corner;
5. N 85°30'00" E a distance of 1124.36 feet to a point for a corner;
6. S 04°30'00" E a distance of 473.04 feet to a point for a corner;
7. Along the arc of a curve to the right having a radius of 925.00 feet, an arc length of 644.66 feet, a central angle of 39°55'53", and a chord bearing and distance of S 15°27'56" W 631.70 feet to a point for a corner;
8. S 35°25'53" W a distance of 252.82 feet to a point for a corner;

9. Along the arc of a curve to the left having a radius of 1075.00 feet, an arc length of 141.03 feet, a central angle of 07°30'59", and a chord bearing and distance of S 31°40'23" W 140.93 feet to a point for a corner;
10. S 40°30'41" W a distance of 50.00 feet to a point for a corner;
11. Along the arc of a curve to the left having a radius of 1087.00 feet, an arc length of 407.24 feet, a central angle of 21°27'57", and a chord bearing and distance of S 14°36'32" W 404.87 feet to a point for a corner;
12. S 04°49'51" E a distance of 198.20 feet to a point for a corner;
13. Along the arc of a curve to the left having a radius of 1075.00 feet, an arc length of 610.05 feet, a central angle of 32°30'53", and a chord bearing and distance of S 22°52'55" E 601.90 feet to a point for a corner;
14. S 33°53'49" W a distance of 213.52 feet to a point for a corner;
15. S 57°39'29" W a distance of 101.73 feet to a point for a corner;
16. S 69°12'54" W a distance of 206.39 feet to a point for a corner;
17. S 43°26'10" W a distance of 382.47 feet to a point for a corner;
18. S 53°24'54" W a distance of 5.26 feet to a point for a corner;
19. S 67°15'58" W a distance of 383.23 feet to a point for a corner;
20. S 27°04'34" W a distance of 295.73 feet to a point for a corner;
21. S 31°17'29" W a distance of 87.70 feet to a point for a corner;
22. S 43°46'49" W a distance of 687.44 feet to a point for a corner;
23. S 24°00'00" W a distance of 734.52 feet to the POINT OF BEGINNING and containing 358 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.