



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

METES AND BOUNDS DESCRIPTION
FOR A
2017 ACRE TRACT OF LAND
"WID 1B"

Being a 2017 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, all of a 694 acre tract of land described as "Fourth Tract" in Document No. 9906001224, Official Public Records, Comal County, Texas, and also being a portion of River Road (Save and Except a 70 acre tract of land called "Comal Master Water Improvement District"), said 2017 acre tract of land being more particularly described as follows

BEGINNING 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 South corner of a 358 acre tract called "WID 1A" and a point for a corner;

THENCE across said 2086 acre tract and the Southerly and Easterly line of said WID 1A, the following twenty-three (23) calls:

1. N 24°00'00" E a distance of 734.52 feet to a point for a corner;
2. N 43°46'49" E a distance of 687.44 feet to a point for a corner;
3. N 31°17'29" E a distance of 87.70 feet to a point for a corner;
4. N 27°04'34" E a distance of 295.73 feet to a point for a corner;
5. N 67°15'58" E a distance of 383.23 feet to a point for a corner;
6. N 53°24'54" E a distance of 5.26 feet to a point for a corner;
7. N 43°26'10" E a distance of 382.47 feet to a point for a corner;
8. N 69°12'54" E a distance of 206.39 feet to a point for a corner;
9. N 57°39'29" E a distance of 101.73 feet to a point for a corner;
10. N 33°53'49" E a distance of 213.52 feet to a point for a corner;
11. Along the arc of a curve to the right 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 N 22°52'55" W 601.90 feet to a point for a corner;
12. N 04°49'51" W a distance of 198.20 feet to a point for a corner;

13. Along the arc of a curve to the right 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 N 14°36'32" E 404.87 feet to a point for a corner;
14. N 40°30'41" E a distance of 50.00 feet to a point for a corner;
15. Along the arc of a curve to the right 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 N 31°40'23" E 140.93 feet to a point for a corner;
16. N 35°25'53" E a distance of 252.82 feet to a point for a corner;
17. Along the arc of a curve to the left 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 N 15°27'56" E 631.70 feet to a point for corner;
18. N 04°30'00" W a distance of 473.04 feet to a point for a corner;
19. S 85°30'00" W a distance of 1124.36 feet to a point for a corner;
20. Along the arc of a curve to the right 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 N 87°15'00" W 239.78 feet to a point for a corner;
21. N 80°00'00" W a distance of 1852.63 feet to a point for a corner;
22. Along the arc of a curve to the left 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 S 76°13'11" W 1250.01 feet to a point for corner;
23. S 52°26'23" W a distance of 1179.49 feet to a point in the Northwesterly line of the remainder of a called 218.15 acre tract, recorded in Volume 244, Page 646, Deed Records, Comal County, Texas common with the Southwesterly line of said 2086 acre tract for a corner;

THENCE along the Northeasterly line of said 218.15 acre tract, common with the Southwesterly line of said 2086 acre tract, N 39°15'17" W a distance of 677.64 feet to a point for the West corner of said 2086 acre tract;

THENCE along the Northwesterly line of said 2086 acre tract, N 52°30'15" E a distance of 8745 feet more or less to a point in the Southwesterly right-of-way line of Hueco Springs Loop for a corner;

THENCE along the said right-of-way line of Hueco Springs Loop and River Road the following two (2) calls:

1. S 86°46'10" E a distance of 201.43 feet to a point for a corner;
2. Along the arc of a curve to the right having a radius of 400.00 feet, an arc length of 343.47 feet, a central angle of 49°20'28", and a chord bearing and distance of S 62°05'55" E 333.92 feet to a point for a corner;

THENCE leaving said right-of-way line of Hueco Springs Loop and River Road and crossing said road, N 52°48'14" E a distance of 64.75 feet to a point in the East right-of-way line of River Road for a corner;

THENCE along the East right-of-way line of River Road the following five (5) calls:

1. N 03°20'51" W a distance of 73.11 feet to a point for a corner;
2. N 32°12'23" E a distance of 293.67 feet to a point for a corner;
3. N 28°16'58" E a distance of 202.11 feet to a point for a corner;

4. Along the arc of a curve to the left having a radius of 450.00 feet, an arc length of 290.48 feet, a central angle of 36°59'05", and a chord bearing and distance of N 09°47'24" E 285.46 feet to a point for a corner;
5. N 08°42'09" W a distance of 323.51 feet to a point for a corner;

THENCE leaving the East right-of-way line of River Road, N 52°41'09" E a distance of 2775.35 feet to a point on the Guadalupe River for the North corner of the herein described tract;

THENCE along the Guadalupe River the following thirty (30) calls:

1. S 73°21'29" E a distance of 99.49 feet to a point for a corner;
2. S 67°02'29" E a distance of 262.24 feet to a point for a corner;
3. S 59°02'29" E a distance of 195.70 feet to a point for a corner;
4. S 67°22'29" E a distance of 283.64 feet to a point for a corner;
5. S 69°24'29" E a distance of 184.28 feet to a point for a corner;
6. S 79°18'29" E a distance of 541.48 feet to a point for a corner;
7. S 82°18'29" E a distance of 262.44 feet to a point for a corner;
8. N 87°03'31" E a distance of 185.33 feet to a point for a corner;
9. S 89°01'29" E a distance of 258.74 feet to a point for a corner;
10. N 82°26'31" E a distance of 234.79 feet to a point for a corner;
11. N 87°13'31" E a distance of 210.43 feet to a point for a corner;
12. N 86°06'31" E a distance of 248.84 feet to a point for a corner;
13. N 88°29'31" E a distance of 97.51 feet to a point for a corner;
14. N 87°15'31" E a distance of 293.24 feet to a point for a corner;
15. S 81°00'23" E a distance of 536.80 feet to a point for a corner;
16. S 53°20'34" E a distance of 546.25 feet to a point for a corner;
17. S 26°51'29" E a distance of 299.44 feet to a point for a corner;
18. S 00°03'29" E a distance of 386.26 feet to a point for a corner;
19. S 12°01'31" W a distance of 482.97 feet to a point for a corner;
20. S 01°18'29" E a distance of 746.61 feet to a point for a corner;
21. S 14°32'29" E a distance of 499.47 feet to a point for a corner;
22. S 29°01'29" E a distance of 610.79 feet to a point for a corner;
23. S 69°20'29" E a distance of 539.78 feet to a point for a corner;
24. N 88°50'31" E a distance of 313.71 feet to a point for a corner;
25. N 89°38'31" E a distance of 328.55 feet to a point for a corner;
26. N 87°22'31" E a distance of 181.63 feet to a point for a corner;
27. N 77°54'31" E a distance of 269.04 feet to a point for a corner;
28. N 62°05'31" E a distance of 199.13 feet to a point for a corner;
29. N 72°05'31" E a distance of 245.29 feet to a point for a corner;
30. N 66°41'31" E a distance of 220.09 feet to a point for the Eastern most corner of the herein described tract;

THENCE leaving the Guadalupe River, S 52°06'17" W a distance of 587.77 feet to a point for a corner on the high bluff of said river;

THENCE along said high bluff on the Guadalupe River, S 85°06'17" W a distance of 175.33 feet to a point on a fence line;

THENCE along said fence line, S 07°06'17" W a distance of 135.02 feet to a point for a corner;

THENCE along said fence line, the following seven (7) calls:

1. S 52°48'17" W a distance of 771.62 feet to a point for a corner;
2. S 57°07'17" W a distance of 516.98 feet to a point for a corner;
3. S 52°10'17" W a distance of 1029.25 feet to a point for a corner;
4. S 60°35'17" W a distance of 72.71 feet to a point for a corner;
5. S 47°20'17" W a distance of 764.86 feet to a point for a corner;
6. S 51°58'17" W a distance of 848.33 feet to a point for a corner;
7. S 50°15'17" W a distance of 324.45 feet to a point for a corner;

THENCE S 53°31'17" W a distance of 316 feet more or less to a point on the Westerly right-of-way line of River Road for a corner;

THENCE along the Westerly right-of-way line of River Road, common with the Northeasterly line of said 2086 acre tract, S 34°57'13" E a distance of 1529.93 feet to a found 1/2" iron pin for the North corner of a 9.839 acre tract, recorded in Document Number 200406026508, Official Public Records, Comal County, Texas.;

THENCE along the Northwesterly and Southwesterly line of said 9.839 tract the following two (2) calls:

1. S 50°30'55" W a distance of 600.79 feet to a found 1/2" iron pin (with cap stamped "Pape Dawson") for the West corner of said 9.839 acre tract;
2. S 36°25'04" E a distance of 649.11 feet to a found 1/2" iron pin (with cap stamped "Pape Dawson") in the North right-of-way line of Loop 337 for the South corner of said 9.839 acre tract;

THENCE along the North right-of-way line of Loop 337, common with the Southeasterly line of said 2086 acre tract, the following seven (7) calls:

1. S 79°25'45" W a distance of 43.91 feet to a found TXDOT Monument;
2. S 73°40'57" W a distance of 200.90 feet to a found TXDOT Monument;
3. S 79°23'54" W a distance of 699.82 feet to a found TXDOT Monument;
4. S 76°34'51" W a distance of 200.22 feet to a found TXDOT Monument;
5. S 79°25'12" W a distance of 1260.95 feet to a found TXDOT Monument;
6. Along the arc of a curve to the left having a radius of 5839.60 feet, an arc length of 1203.62 feet, a central angle of 11°48'34", and a chord bearing and distance of S 73°31'02" W 1201.49 feet to a found TXDOT Monument;
7. S 67°36'14" W a distance of 513 feet more or less to a point for the East corner of Lot 1R, Block 1, Oakwood Baptist Church Subdivision, recorded in Document Number 200806032437;

THENCE along the Easterly, Northerly and Westerly lines of said Lot 1R the following twelve (12) calls:

1. Along the arc of a curve to the left having a radius of 50.00 feet, an arc length of 77.15 feet, a central angle of 88°24'10", and a chord bearing and distance of N 21°34'23" E 69.72 feet to a point for a corner;
2. N 22°36'07" W a distance of 149.92 feet to a point for a corner;
3. N 32°49'27" W a distance of 61.98 feet to a point for a corner;

4. N 22°36'07" W a distance of 43.27 feet to a point for a corner;
5. Along the arc of a curve to the right having a radius of 616.00 feet, an arc length of 37.80 feet, a central angle of 03°30'56", and a chord bearing and distance of N 20°50'38" W 37.79 feet to a point for a corner;
6. N 06°24'59" W a distance of 65.66 feet to a point for a corner;
7. Along the arc of a curve to the right having a radius of 605.00 feet, an arc length of 109.43 feet, a central angle of 10°21'48", and a chord bearing and distance of N 07°49'38" W 109.28 feet to a point for a corner;
8. N 02°38'48" W a distance of 107.03 feet to a point for a corner;
9. Along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.28 feet, a central angle of 90°00'54", and a chord bearing and distance of N 47°38'48" W 35.36 feet to a point for corner;
10. S 87°21'12" W a distance of 667.49 feet to a point for a corner;
11. Along the arc of a curve to the left having a radius of 926.14 feet, an arc length of 768.90 feet, a central angle of 47°34'06", and a chord bearing and distance of S 63°34'09" W 747.01 feet to a point for a corner;
12. S 35°39'49" E a distance of 480.06 feet to a point the North corner of a called 0.396 acre tract, recorded in Volume 449, Page 77, Official Public Records, Comal County, Texas;

THENCE along the Northerly, Westerly and Southerly lines of said 0.396 acre tract the following three (3) calls:

1. S 54°19'09" W a distance of 147.99 feet to a point for a corner;
2. S 35°27'43" E a distance of 115.07 feet to a point for a corner;
3. N 54°19'09" E a distance of 148.39 feet to a point in the Westerly line of aforementioned Lot 1R for a corner;

THENCE along the Westerly line of Lot 1R, S 35°39'49" E a distance of 311.67 feet to a point in the Northerly right-of-way line of said Loop 337 for the South Corner of said Lot 1R;

THENCE along the Northerly right-of-way line of said Loop 337, common with the Southeasterly line of said 2086 acre tract, the following eight (8) calls:

1. S 60°45'11" W a distance of 101.59 feet to a point for a corner;
2. S 54°19'33" W a distance of 390.82 feet to a point for a corner;
3. S 53°26'31" W a distance of 1241.01 feet to a point for a corner;
4. S 53°26'31" W a distance of 250.00 feet to a point for a corner;
5. S 53°26'31" W a distance of 1434.00 feet to a point for a corner;
6. S 53°26'31" W a distance of 186.00 feet to a point for a corner;
7. S 53°26'31" W a distance of 966.19 feet to a point for a corner;
8. Along the arc of a curve to the left having a radius of 2412.00 feet an arc length of 449.64 feet a central angle of 10°40'52" and a chord bearing and distance of S 48°04'59" W 448.99 feet to the POINT OF BEGINNING and containing 2087 acres of land, **SAVE & EXCEPT** from these boundaries, one tract of land totaling 70.00 acres, called "Comal Master Water Improvement District," leaving a net area of 2017 acres of land in Comal County, Texas and said 70 acre tract being described below:

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 $65^{\circ}06'37''$, a chord bearing and distance of S $78^{\circ}04'17''$ E, 419.73 feet to a point for a corner;
36. S $47^{\circ}26'22''$ E a distance of 168.63 feet to a point for a corner;
37. S $75^{\circ}45'49''$ E a distance of 132.08 feet to a point for a corner;
38. S $71^{\circ}54'01''$ E a distance of 121.26 feet to a point for a corner;
39. N $66^{\circ}16'22''$ E a distance of 280.00 feet to a point for a corner;
40. N $23^{\circ}43'38''$ 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 $102^{\circ}52'27''$, a chord bearing and distance of S $83^{\circ}51'12''$ 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.