

EXHIBIT A

County: Comal
Highway: MH (San Antonio Street)
Control Section: 8408-15-006
Project Limits: At Comal River

Parcel 1 (TE)
February 11, 2019
Revised calls 3, 4 & 5
March 06, 2019

Property Description for Parcel 1 (TE)

Being a 1.458 of an acre (63,512 square foot) tract of land, situated in the City of New Braunfels, Comal County, said 1.458 of an acre tract being a part of that 9.8294 acre tract, out of the Juan Martin Veramendi Two League Survey No.1, Abstract No.2, Comal County, Texas, described in Volume 756, Page 208 of the Deed of Trust Records of Comal County, Texas. Said 1.458 of an acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a ½ inch iron rod found for the North corner of said 9.8294 acre tract described in Volume 756, Page 208 of the Deed of Trust Records of Comal County, Texas, said 1/2 iron being in the Southeast Right-of-Way of San Antonio Street;

THENCE, South 56 deg. 19 min. 00 sec. West, a distance of 218.26 feet to a 60d nail set, along the Southeast Right-of-Way of San Antonio Street for the **POINT OF BEGINNING** (N=13807903.15, E=2248151.91) at station 27+00.92, 30.17 feet right and being the most northerly corner of herein described tract of land;

- (1) **THENCE**, South 16 deg. 58 min. 18 sec. East, a distance of 24.63 feet, departing common line and in to said 9.8294 acre tract, along an iron fence to a Point;
- (2) **THENCE**, continuing through said 9.8294 acre tract, South 56 deg. 19 min. 00 sec. West, a distance of 153.43 feet to a Point;
- (3) **THENCE**, continuing through said 9.8294 acre tract, South 38 deg. 23 min. 47 sec. West, a distance of 368.63 feet to a 60d nail set;
- (4) **THENCE**, continuing through said 9.8294 acre tract, South 66 deg. 44 min. 58 sec. East, a distance of 79.01 feet to a 60d nail set;
- (5) **THENCE**, continuing through said 9.8294 acre tract, South 08 deg. 37 min. 14 sec. West, at a distance of 64.89 feet passing a 60d nail set for 15 feet offset, continuing for a total distance of 79.89 feet, to a Point at the Northeast bank of Comal River, being on the southwest property line of said 9.8294 acre tract;
- (6) **THENCE**, South 89 deg. 10 min. 29 sec. West a distance of 60.66 feet along the Northeast bank of Comal River to a Point, being the southwest property line of said 9.8294 acre tract;
- (7) **THENCE**, North 84 deg. 09 min. 40 sec. West a distance of 82.09 feet along the Northeast bank of Comal River to a Point, being the southwest property line of said 9.8294 acre tract;


February 11, 2019

- (8) **THENCE**, North 55 deg. 01 min. 37 sec. West a distance of 163.57 feet along the Northeast bank of Comal River to a Point, being the southwest property line of said 9.8294 acre tract;
- (9) **THENCE**, North 27 deg. 31 min. 03 sec. West a distance of 100.18 feet along the Northeast bank of Comal River to an " X " found, being the Southwest corner of said 9.8294 acre tract and the southernmost corner of a 17.060 acre tract described in deed to City of New Braunfels as recorded in Volume 178, Page 571 of the Deed of Trust Records of Comal County, Texas;
- (10) **THENCE**, North 56 deg. 09 min. 16 sec. East a distance of 144.73 feet along the common line of said 17.060 acre tract and the southwest corner of the San Antonio Street Right-of-Way to a Point;
- (11) **THENCE**, South 55 deg. 14 min. 44 sec. East a distance of 187.62 feet along the common line of said San Antonio Street Right-of-Way to a Point;
- (12) **THENCE**, North 38 deg. 23 min 47 sec. East a distance of 322.71 feet along the common line of said San Antonio Street Right-of-Way to a Point;
- (13) **THENCE**, North 56 deg. 19 min. 00 sec. East a distance of 164.24 feet along the common line of said San Antonio Street Right-of-Way to the POINT OF BEGINNING and containing 1.458 acre (63,512 square feet) of land.

All bearings and coordinates are based on the Texas State Plane Coordinate System, Texas South Central Zone (4204), NAD 1983(2011). All distances and Coordinates shown are in U.S. Survey Feet and displayed in surface values and may be converted to grid by dividing by a combined adjustment factor of 1.00015.

This Project was surveyed on the ground in January 2019.

Revision Date:3-06-2019 (call 3,4 & 5)


Michel J Shelton
Registered Professional Land Surveyor
Texas No. 4883
Texas Firm No. 10121426



T:\SURVEY\In House Surveys\Comal River Const Esmt\Parcels\Parcel Plots\SV-Field-2d - EASEMENT SHEET 1.dgn

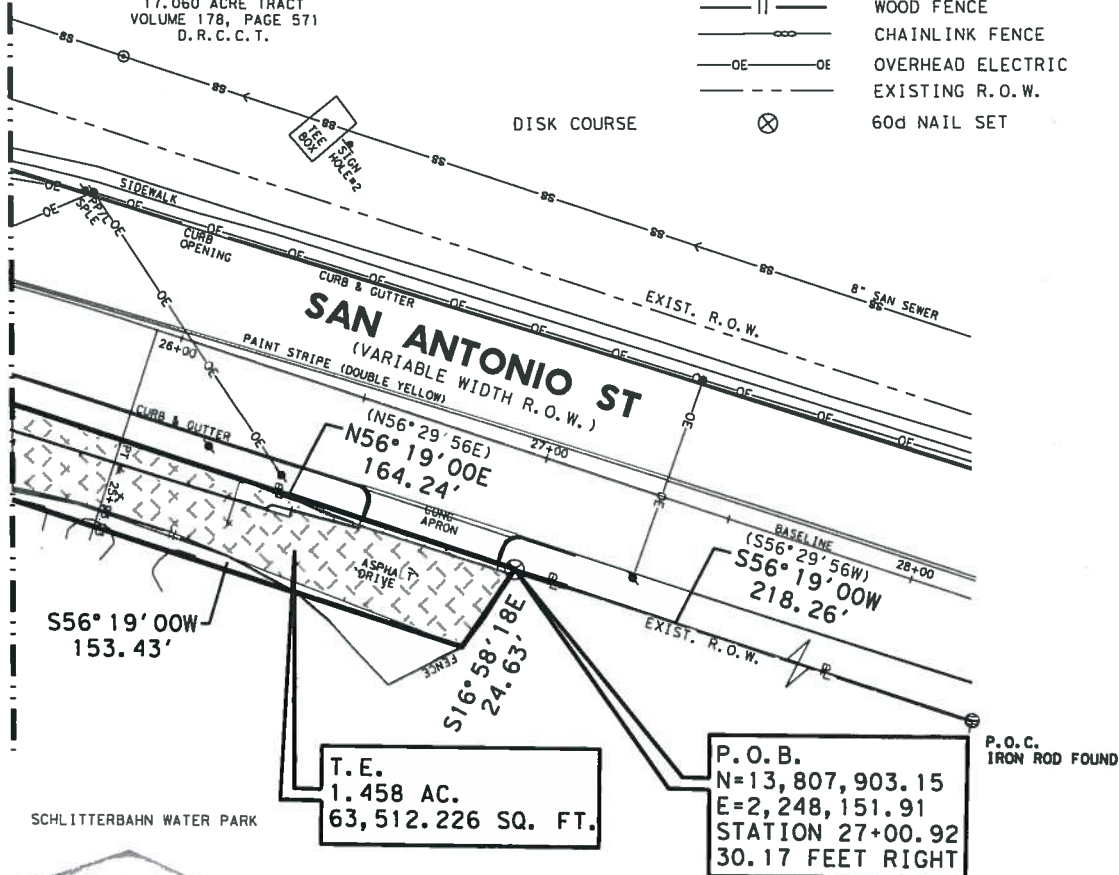
MATCH LINE A SHEET 4 OF 5

J.M. VERAMENDI SURVEY 1
ABSTRACT 2

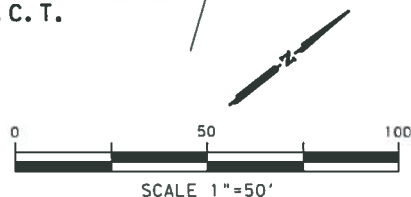
CITY OF NEW BRAUNFELS
17.060 ACRE TRACT
VOLUME 178, PAGE 571
D.R.C.C.T.

LEGEND

- P — PROPERTY LINES
- — — — — TEMPORARY CONSTRUCTION EASEMENT
- || — WOOD FENCE
- ∞ — CHAINLINK FENCE
- OE — OE OVERHEAD ELECTRIC
- - - - - EXISTING R.O.W.
- ⊗ 60d NAIL SET



LIBERTY PARTNERSHIP, LTD.
9.8294 ACRE TRACT
VOLUME 756, PAGES 208-211
D.T.R.C.C.T.



I, MICHAEL J. SHELTON, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND DURING THE MONTH OF JANUARY, 2019.

BASIS OF BEARING:
ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NAD 1983 (2011). ALL DISTANCES AND COORDINATES SHOWN ARE IN U.S. SURVEY FEET AND DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00015.



Texas
Department
of Transportation

DISTRICT: 15
SAN ANTONIO

TEMPORARY
CONSTRUCTION
EASEMENT

COUNTY:
COMAL

CONTROL
SECTION:
8408-15-006

COMAL RIVER
CITY OF
NEW BRAUNFELS

SURVEY DATE:
JAN 2019

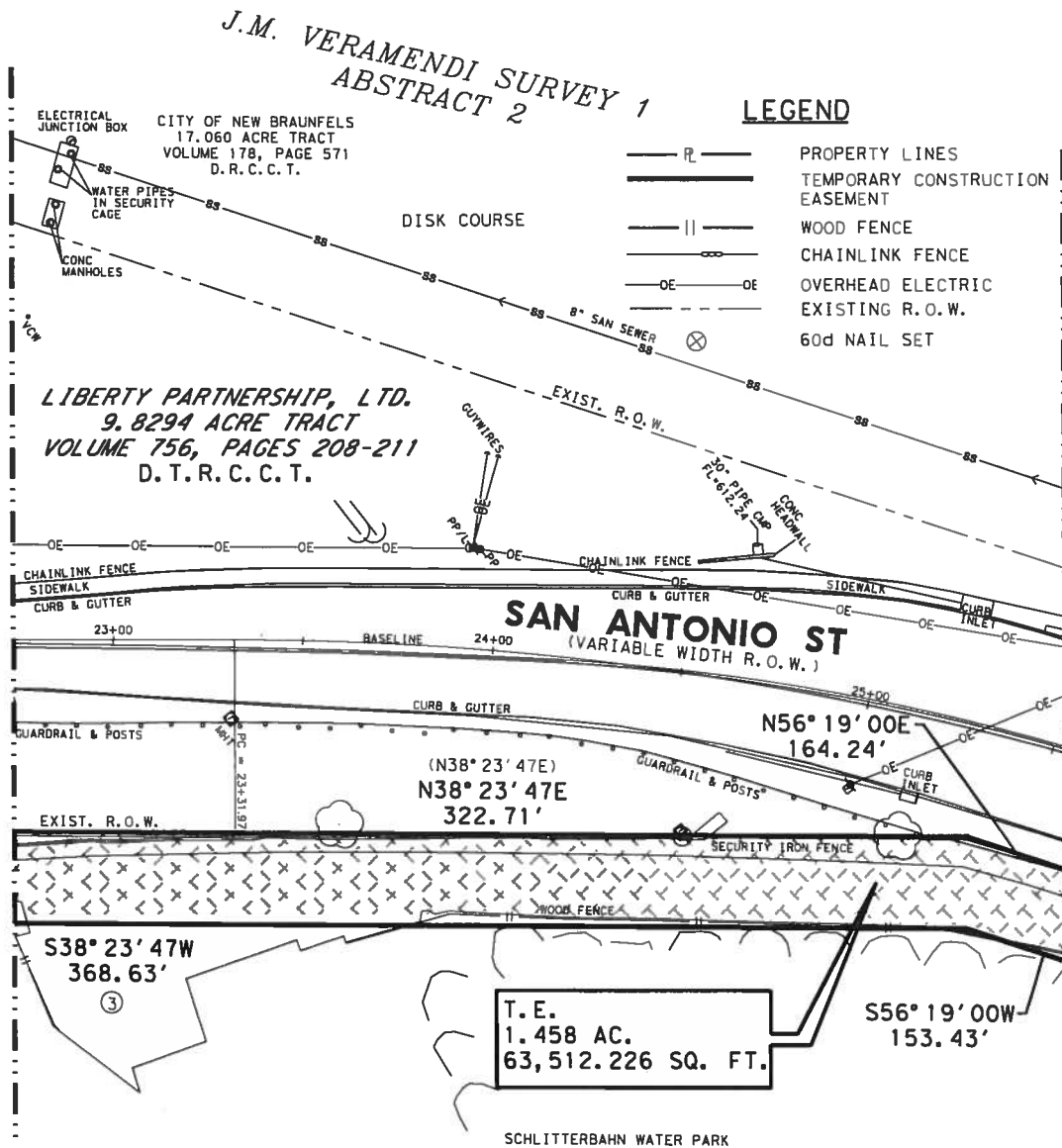
REVISION DATE: 3-06-2019 (CALL 3, 4 & 5)

EXHIBIT A

PAGE 3 OF 5

T:\SURVEY\In House Surveys\Comal River Const Esmt\Parcels\SV-Field-2d - EASEMENT SHEET 2.dgn

MATCH LINE B SHEET 5 OF 5



T:\SURVEY\In House Surveys\Comal River Const Esmt\Parcels\Parcel Plots\SV-Field-2d - EASEMENT SHEET 3.dgn

