

METES AND BOUNDS DESCRIPTION  
FOR A 56.8 ACRE TRACT OF LAND  
"ADDITION TO WID 1A"

Being a 56.8 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 56.8 acre tract of land being more particularly described as follows

COMMENCING at a 1/2" iron pin (w/ cap "HMT") found in the Northeast line of the remainder of a called 218.15 acre tract, described in Volume 244, Page 646, Deed Records, Comal County, Texas, for the West corner of the remainder of a called 255.715 acre tract, described in Document No. 201706013192, Official Public Records, Comal County, Texas;

THENCE with the common line of said remainder of 218.15 acres and said remainder of 2086 acres, the following 2 calls:

1. N 39°19'02" W a distance of 50.02 feet to the POINT OF BEGINNING of the herein described tract;
2. N 39°19'02" W a distance of 15.01 feet to a point for the West corner of the herein described tract;

THENCE over and across said remainder of 2086 acres, the following ten (14) calls:

1. N 52°26'23" E a distance of 1178.52 feet to a point for a corner;
2. Along the arc of a curve to the right, having a radius of 1515.00 feet, an arc length of 276.37 feet, a central angle of 10°27'07", and a chord bearing and distance of N 57°39'56" E, 275.99 feet to a point for a corner;
3. N 62°53'30" E a distance of 446.16 feet to a point for a corner;
4. Along a curve to the right, having a radius of 5000.00 feet, an arc length of 1803.42 feet, a central angle of 20°39'56", and a chord bearing and distance of N 73°13'28" E, 1793.66 feet to a point for a corner;
5. N 83°33'26" E a distance of 570.95 feet to a point for a corner;
6. Along a curve to the right, having a radius of 1400.00 feet, an arc length of 1013.70 feet, a central angle of 41°29'11", and a chord bearing and distance of S 75°41'58" E, 991.70 feet to a point for a corner;
7. S 54°57'23" E a distance of 315.68 feet to a point for a corner;
8. Along a curve to the left, having a radius of 1000.00 feet, an arc length of 225.19 feet, a central angle of 12°54'10", and a chord bearing and distance of S 61°24'28" E, 224.72 feet to a point for a corner;
9. S 67°51'33" E a distance of 183.44 feet to a point for a corner;
10. S 21°53'06" W a distance of 322.35 feet to a point for a corner, from which a 1/2" iron pin (w/ cap "HMT") found for an angle point of the remainder of a called 104.40 acre

- tract, described in Document No. 201706024862, Official Public Records, Comal County, Texas, bears S 04°30'00" E a distance of 112.01 feet;
11. S 85°30'00" W a distance of 1124.36 feet to a point for a corner;
  12. Along a curve to the right, having a radius of 1000.00 feet, an arc length of 253.07 feet, a central angle of 14°30'00", and a chord bearing and distance of N 87°15'00" W, 252.40 feet to a point for a corner;
  13. N 80°00'00" W a distance of 1852.63 feet to a point for a corner;
  14. Along a curve to the left, having a radius of 1500.00 feet, an arc length of 1245.13 feet, a central angle of 47°33'38", and a chord bearing and distance of S 76°13'11" W, 1209.69 feet to a point for a corner;
  15. S 52°26'23" W a distance of 1178.08 feet to the POINT OF BEGINNING and containing 56.8 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.

Douglas B. Cottle  
Registered Professional Land Surveyor No. 6149



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