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METES AND BOUNDS DESCRIPTION
FOR A
11.82 ACRE TRACT OF LAND
(TRACT I)

Being a 11.82 acre tract out of the Maria Ampora Survey No. 3, Abstract No. 5, Comal County, and being a portion of a tract of land called 112.32 acres, described in Document No. 201306008631, Official Public Records, Comal County, Texas, said a 11.82 acre tract being more particularly described as follows:

COMMENCING at a 3/8" iron pin found for the Northwest corner of a called 24.738 acre tract, recorded in Document No. 200906031341, Official Public Records, Comal County, Texas, for an interior corner of the said 112.32 acre tract;

THENCE across the said 112.32 acre tract, N 90°00'00" W a distance of 58.18 feet to a 1/2" iron pin (with cap stamped "HMT") set for the South corner and POINT OF BEGINNING of the herein described 11.82 acre tract;

THENCE continuing across the said 112.32 acre tract, N 57°47'42" W a distance of 1817.83 feet to a 1/2" iron pin found (with cap stamped "KSC") in the East line of a called 58.30 acre tract, recorded in Document No. 201406040457, Official Public Records, Comal County, Texas, for a Westerly corner of said 112.32 acre tract and the herein described tract;

THENCE along the East line of said 58.30 acre tract and the West line of said 112.32 acre tract, the following three (3) calls:

1. N 21°37'19" E a distance of 21.29 feet to a 1/2" iron pin found (with cap stamped "KSC");
2. N 25°23'24" E a distance of 414.44 feet to a 1/2" iron pin found (with cap stamped "KSC");
3. N 19°42'57" E a distance of 71.90 feet to a 1/2" iron pin found (with cap stamped "HMT") for the Southwesterly corner of a called 10.01 acre tract recorded in Document No. 201606010008, Official Public Records, Comal County, Texas, common with the Northwest corner of said 112.32 acre tract and the herein described tract;

THENCE along the South line of said 10.01 acre tract, common with the North Line of said 112.32 acre tract, N 88°46'47" E a distance of 613.70 feet to a 1/2" iron pin (with cap stamped "HMT") set, from which a 1/2" iron pin found (with cap stamped "KSC") bears N 88°46'47" E a distance of 713.13 feet;

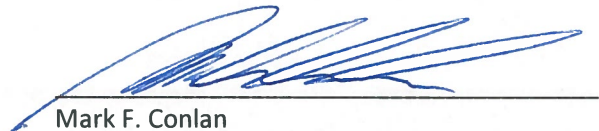
THENCE across said 112.32 acre tract, the following three (3) calls:

1. S 09°22'56" W a distance of 868.70 feet to a 1/2" iron pin (with cap stamped "HMT") set for an interior corner of the herein described tract;
2. S 57°47'42" E a distance of 1012.00 feet to a 1/2" iron pin (with cap stamped "HMT") set in the Westerly line of a 60' wide access easement recorded in Document No. 201106014651, Official Public Records, Comal County, Texas, for a corner of the herein described tract;
3. Along the Westerly line of said easement, S 00°07'10" E a distance of 47.34 feet the POINT OF BEGINNING, containing 11.82 acres of land in Comal County, Texas.

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

Surveyed this the 15th day of June, 2017.

Reference survey of said 11.82 acre tract of land prepared this same date.



Mark F. Conlan
Registered Professional Land Surveyor No. 6342

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\16-0783 - 32.66 into 3 Equal Tracts\tract\MB.docx

