

METES & BOUNDS DESCRIPTION
EXHIBIT "A" - TRACT 2

A 0.01 ACRE (505 SQ.FT.) TRACT OF LAND, BEING THE CALLED SOUTHWEST FIVE FEET (5') OF LOTS 10 AND 12, BLOCK 2, NEW CITY BLOCK 1024, JAHN ADDITION, AN ANDDITION TO THE CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 52, PAGE 351, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS, SAME BEING THE CALLED PORTION OF SAID LOTS, AS DESCRIBED IN A DEED TO HERMAN CARL SCHOENFELD AND WIFE, LILA SCHOENFELD, IN VOLUME 162, PAGE 528, DEED RECORDS OF COMAL COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a found fence corner post for the southwest corner of the herein described tract, same being the northwest corner of Lot 9, Block 2, said Subdivision, and being the southwest corner of said Lot 10, and being the northeast corner of Lot 7, Block 2, in said Subdivision, and being the southeast corner of Lot 8, Block 2, in said Subdivision;

THENCE along the common line of said Lots 7 and 9, same being the northwesterly line of the herein described tract, North 38°10'55" East, a distance of 5.00 feet (called North 38°00'00" East, a distance of 5.00 feet) to a point of reference located South 86°27'06" West, a distance of 0.98 feet from a found fence post for the northwest corner of the herein described tract;

THENCE into and across said Lots 10 and 12, same being the northeast line of the herein described tract, South 52°00'00" East, a distance of 101.09 feet (called South 52°00'00" East, a distance of 100.00 feet) to a point of reference located South 53°09'31" East, a distance of 0.88 feet from a fence post for the northeast corner of the herein described tract, a point in the common line of said Lots 12 and 14, said Subdivision;

THENCE along said line, same being the southeasterly line of the herein described tract, South 38°10'55" West, a distance of 5.00 feet (called South 38°00'00" West, a distance of 5.00 feet) to a point of reference located North 38°10'55" East, a distance of 0.98 feet from a found ½" iron rod for the southeast corner of the herein described tract, the southeast corner of said Lot 12, the northeast corner of said Lot 11;

THENCE along the common line of said Lots 9 and 11 and said Lots 10 and 12, same being the southwest line of the herein described tract, North 52°00'00" West, a distance of 101.09 feet (called North 52°00'00" West, a distance of 100.00 feet) to the **POINT OF BEGINNING** and containing 0.01 acres (505 sq. ft.), more or less.

STATE OF TEXAS §

October 12, 2015 edit 03-21-17

COUNTY OF BASTROP §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.



Rachel Lynn Hansen,
Registered Professional Land Surveyor
Registration No. 6358