

**METES & BOUNDS
DESCRIPTION
OF A
24.737 ACRES OF LAND
SANDERS SUBDIVISION**

BEING 24.737 ACRES OF LAND, MORE OR LESS, OUT OF THE G. MALPAZ SURVEY NO. 67, ABSTRACT 221, CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS BEING 7.043 ACRES OUT OF LOT 2R, BLOCK 1, OF THE SANDERS SUBDIVISION AS RECORDED IN VOLUME 7, PAGE 166 OF THE PLAT RECORDS OF GUADALUPE COUNTY, TEXAS AND 17.694 ACRES OUT OF A 32.881 ACRE TRACT DESCRIBED IN VOLUME 876 PAGE 437 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a found $\frac{1}{2}$ " iron pin being the southwest corner of this tract herein described in the east right-of-way of F.M. 3009 (ROW 100') recorded in Volume 399, Page 463 of the Official Public Records of Guadalupe County, Texas and north right-of-way of the Union Pacific Railroad recorded in Volume N, Page 704 of the Official Public Records of Guadalupe County, Texas;

THENCE along and with the east right-of-way of said F.M. 3009 N30°26'54"W, a distance of 447.21 feet to a set $\frac{1}{2}$ " iron pin with cap stamped "DMC 3403" being the northwest corner of this tract herein described;

THENCE N62°03'18"E into said 32.881 acre tract, a distance of 41.48 feet to a set $\frac{1}{2}$ " iron pin with cap stamped "DMC 3403" for a point of curvature to the right;

THENCE 101.32 feet continuing across said 32.881 acre tract along the arc of said curve to the right, having a radius of 129.00 feet a central angle of 45°00'00", whose chord bears N84°33'18"E, a distance of 98.73 feet to a set $\frac{1}{2}$ " iron pin with cap stamped "DMC 3403";

THENCE S72°56'42"E continuing across said 32.881 acre tract, a distance of 13.99 feet to a set $\frac{1}{2}$ " iron pin with cap stamped "DMC 3403" for a point of curvature to the left;

THENCE 83.15 feet continuing across said 32.881 acre tract along the arc of said curve to the left, having a radius of 180.00 feet a central angle of 26°28'06", whose chord bears S86°10'45"E, a distance of 82.42 feet to a set $\frac{1}{2}$ " iron pin with cap stamped "DMC 3403";

THENCE N80°35'12"E continuing across said 32.881 acre tract, a distance of 555.86 feet to a set $\frac{1}{2}$ " iron pin with cap stamped "DMC 3403" for an angle point;

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THENCE N84°13'17"E continuing across said 32.881 acre tract, a distance of 709.17 feet to a set ½" iron pin with cap stamped "DMC 3403" for an angle point;

THENCE N05°46'43"W continuing across said 32.881 acre tract, a distance of 344.63 feet to a set ½" iron pin with cap stamped "DMC 3403" on the southern line of a 61.222 acre tract described in deed No. 2017-023900 of the Official Public Records of Guadalupe County, Texas for an angle point;

THENCE S86°29'21"E along the common line of said 61.222 acre tract and the tract herein described, a distance of 131.91 feet to a set ½" iron pin with cap stamped "DMC 3403" for the northwest corner of a 2.705 acre tract described in Volume 1881, Page 512 of the Official Public Records of Guadalupe County, Texas;

THENCE S07°51'26"W along the common line of said 2.705 acre tract and the tract herein described, a distance of 38.49 feet to a set ½" iron pin with cap stamped "DMC 3403" for an interior corner of this tract herein described;

THENCE S86°56'45"E continuing along said common line, a distance of 221.47 feet to a set ½" iron pin with cap stamped "DMC 3403" for an angle point;

THENCE S57°31'42"E continuing along said common line, a distance of 287.76 feet to a set ½" iron pin with cap stamped "DMC 3403" for an angle point;

THENCE S24°15'37"E continuing along said common line, a distance of 254.79 feet to a set ½" iron pin with cap stamped "DMC 3403" for an interior corner of this tract herein described;

THENCE N61°29'01"E continuing along said common line, a distance of 252.42 feet to a set ½" iron pin with cap stamped "DMC 3403" on the southwestern line of a 28.167 acre tract described in Volume 1816, Page 660 of the Official Public Records of Guadalupe County, Texas for an angle point;

THENCE S31°40'57"E along the common line of said 28.167 acre tract and the tract herein described, a distance of 384.89 feet to a set ½" iron pin with cap stamped "DMC 3403" on the aforementioned Union Pacific Railroad right-of-way for the southeast corner of this tract herein described;

THENCE S84°13'17"W along said Union Pacific Railroad right-of-way (ROW 100') and the southern line of the tract herein described, a distance of 401.85 feet a found ½" iron pin with cap stamped "DMC 3403", and passing at a distance of 1199.62 feet a found ½" iron pin with cap stamped "BLS 2024", and passing at a distance of 385.00 feet a found ½" iron pin for a total distance of 1986.47 feet to a point of curvature to the left;

THENCE 370.45 feet continuing along said Union Pacific Railroad right-of-way along the arc of said curve to the left, having a radius of 3816.77 feet, a central angle of 05°33'40", whose chord bears S80°58'50"W, a distance of 370.30 feet to the POINT OF BEGINNING and containing 24.737 acres of land more or less in the City of Schertz, Guadalupe County, Texas.

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