



290 S. Castell Avenue, Ste 100
 New Braunfels, TX 78130
 TBPE-FIRM F-10961
 TBPLS FIRM 10153600

METES AND BOUNDS DESCRIPTION
 FOR LOT 1, WML SUBDIVISION

Being a 1.824 acre tract, located in the John Noyes Survey, A-430, Comal County, Texas. Also being that same land described as Lot 1, WML Subdivision, recorded in Volume 13, Page 227 of the Map Records of Comal County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the North margin of Interstate Highway 35 for the Southwest corner of Lot 1, WML Subdivision and the Southeast corner of a called 0.302 of an acre tract, described as the Third Tract, dedicated to the City of New Braunfels Utilities in Volume 586, Page 849 of the Comal County Deed Records;

THENCE with the West line of said Lot 1 and the East line of said 0.302 of an acre tract, North 33°21'20" West, a distance of 199.57 feet to a 1/2" iron rod found for the Northwest corner of Lot 1 and the Northeast corner of said 0.302 of an acre tract, lying in the South line of a called 81.8 acre tract, described in Document No. 200806006653, Official Public Records of Comal County, Texas;

THENCE with the North line of Lot 1 and the South line of said 81.8 acre tract, North 45°32'32" East, at a distance of 341.24 feet passing a 1/2" iron rod found for the Southeast corner of said 81.8 acre tract and the Southwest corner of Lot 24, Magnolia Springs Unit 8, a subdivision recorded in Document No. 201706037194 of the Official Public Records of Comal County, Texas, and continuing in all a total distance of 356.52 feet to a 1/2" iron rod found for the Northeast corner of Lot 1 and the Northwest corner of Lot 2, of said WML Subdivision;

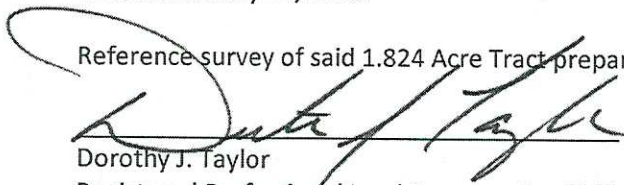
THENCE with the East line of Lot 1 and the West line of Lot 2, South 33°28'33" East, a distance of 254.22 feet to a mag nail found in concrete in the North margin of Interstate Highway 35, for the Southeast corner of Lot 1 and the Southwest corner of Lot 2;

THENCE with the North margin of Interstate Highway 35 and the South line of Lot 1, South 54°21'23" West, a distance of 350.66 feet to the POINT OF BEGINNING and containing 1.824 acres of land in Comal County, Texas.

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

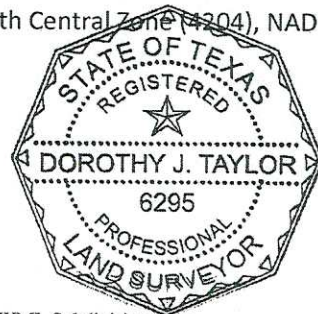
Written January 21, 2020.

Reference survey of said 1.824 Acre Tract prepared this same date.


 Dorothy J. Taylor

Registered Professional Land Surveyor No. 6295

1-21-21



S:\Projects\404 - Michael Morris\001 - 6410 & 6420 IH South Zoning Services\M&B\M&B Lot 1 WML Subdivision.docx