

WILLIAM J. KOLODZIE SURVEYING COMPANY

REGISTERED PROFESSIONAL LAND SURVEYORS
197 EAST MILL STREET
NEW BRAUNFELS, TEXAS 78130
830-625-6484 FAX 830-620-6484

WILLIAM J. KOLODZIE, R.P.L.S. 1462

GERARD S. SCHOLLER, R.P.L.S. 1876

April 30, 2007

Description of a 12.000 acre tract of land out of the Henry Theis Survey No. 411 1/2, Abstract 622, the Henry Wehe Survey No. 844, Abstract 874, the Edward Ryan Survey No. 411, Abstract 506, and the T. Gerfers Survey No. 716, Abstract No. 201, Comal County, Texas, and being out of that certain 76.088 acre tract of land conveyed by Susan Wehe Karger and Diana Wehe Clayburne to Earle Leonard and wife, Jeanie S. Leonard by deed dated June 1, 2005 and recorded as Document No. 200506020572 of the Official Public Records of Comal County, Texas, said 12.000 acre tract described more particularly by metes and bounds as follows:

FROM a 3" diameter steel pipe post in the Southeast R.O.W. line of State Highway 46, for the North corner of a tract of land conveyed to Oasis Pipe Line Company Texas L.P. by deed dated December 30, 1996 and recorded as Document No. 9506025646 of the Official Public Records of Comal County, Texas, for the West corner of an 11.110 acre tract out of the 76.088 acre tract conveyed by Earle Leonard & Jeanie S. Leonard to Knowlton Properties, Ltd. by deed dated March 7, 2006 and recorded as Document No. 200606010211 of the Official Public Records of Comal County, Texas, for the West corner of the above cited 76.088 acre tract; THENCE continuing with the Southeast R.O.W. line of State Highway 46, the Northwest line of the 76.088 acre tract and the Northwest line of the 11.110 acre tract, N. 38° 25' 02" E. 623.12 feet to a 1/2" re-bar rod found at the beginning of a curve, for the North corner of the 11.110 acre tract, for the Southwest corner of a 15.000 acre tract conveyed to David J. Serrero & James D. Peters by deed dated July 1, 2006 and recorded as Document No. 200606029489 of the Official Public Records of Comal County, Texas; THENCE continuing with the Southeast R.O.W. line of State Highway 46, with the Northwest line of the 76.088 acre tract, with the Northwest line of the 15.000 acre tract, in a Northeasterly direction, along the arc of a curve to the right, having a radius of 1,100.54 feet, a length of arc distance of 955.16 feet, chord bears N. 65° 22' 28" E. 925.46 feet to a 1/2" re-bar rod found at the end of said curve, for the Northeast corner of the 15.000 acre tract, for the Northwest corner and POINT OF BEGINNING of the herein described 12.000 acre tract;

THENCE continuing with the South R.O.W. line of State Highway 46, the North line of the 76.088 acre tract, S. 88° 19' 42" E. 411.55 feet to a 1/2" re-bar rod set for the Northeast corner of this 12.000 acre tract;

THENCE severing the said 76.088 acre tract, establishing the East line of this 12.000 acre tract, S. 03° 27' 39" E. 1,528.03 feet to a 1/2" re-bar rod found for the Northeast corner of Lot 14, SPRING OAKS ESTATES, UNIT 3, plat recorded in Volume 8 on pages 99-101 of the Map and Plat Records of Comal County, Texas, for the Northwest corner of Lot 15, SPRING OAKS ESTATES, UNIT 3, for the Southeast corner of this 12.000 acre tract;

Apr. 16. 2007 10:34AM

Texas Hills Bankry. #6

No. 0849

P. 11

$00^{\circ} 04' 49''$ $43' 37''$
925.46'

N $88^{\circ} 19' 42''$ W 744.90'

411.55'

200'
C-1

Exh A

12.00'

~~15.000 Acres~~

S $07^{\circ} 40' 47''$ E

Earle Leonard & wife
Doc. #200506020572
June 1 2005
Remaining 75,088 Acres

Henry Wehe Survey #844 Abst. #874

Abst. #622

Survey #411

Abst. #506

T. Gerfers Survey #716 Abst. #201

Ryan

688.41'

1427.04'

2" W 314.75'

L13

N $68^{\circ} 30' 45''$ W
250.68'

433.88'

163.20'

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L12

1/2" IRF

L17

L10 1/2" IRF

N $68^{\circ} 30' 17''$ W

409.17'

16

53

1/2" IRF

L9

54

ing Oaks Estates Unit Three
Vol. 8 Pg. 99 - 101

L Mr. Earle E. Leonard
890 Homestead Rdg
New Braunfels, TX 78132-1627

(210) 872-1651

4/12/07

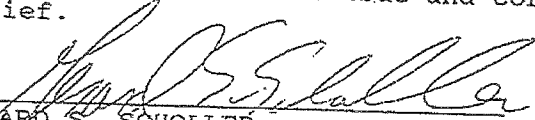
12.000 ACRE TRACT, PAGE 2.

THENCE with the Northeast line of the said Lot 14, N. 68° 34' 24" W. 153.02 feet to a 1/2" re-bar rod found for the Northeast corner of Lot 13, SPRING OAKS ESTATES, UNIT 3, for the Northwest corner of Lot 14;

THENCE with the Northeast line of Lots 13 & 12, SPRING OAKS ESTATES, UNIT 3, N. 68° 30' 45" W. 183.20 feet to a 1/2" re-bar rod found for the Southeast corner of the aforesaid 15.000 acre tract, for the Southwest corner of this 12.000 acre tract;

THENCE with the common boundary line between this 12.000 acre tract and the said 15.000 acre tract, N. 07° 40' 47" W. 1,427.04 feet to the POINT OF BEGINNING.

I hereby state that this survey was made on the ground and completed on April 26, 2007, and is true and correct to the best of my knowledge and belief.


GERARD S. SCHOLLER
TEXAS R.P.L.S. 1876

