

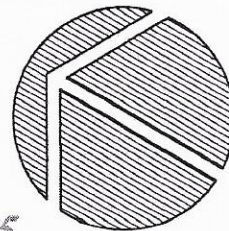
SURVEYOR'S NOTE: BEARINGS ARE BASED ON THE SUBDIVISION
PLAT OF HUBBERD RANCH SECTION TWO, LONGHORN RANCH PROP.

SURVEYOR'S NOTES:

1. A METES AND BOUNDS DESCRIPTION WAS PREPARED THIS SAME DATE AS PART OF THIS SURVEY.
2. THERE ARE CROSS FENCES IN POOR CONDITION LOCATED ON THIS PROPERTY NOT SHOWN ON THIS SURVEY PLAT.

EASEMENTS:

1. ELECTRIC EASEMENT IN FAVOR OF GUADALUPE VALLEY ELECTRIC COOPERATIVE RECORDED IN VOLUME 2, PAGES 7-8, PLAT RECORDS OF WILSON COUNTY, TEXAS.
2. ELECTRIC LINE EASEMENT TO GUADALUPE VALLEY ELECTRIC COOPERATIVE RECORDED IN VOLUME 432, PAGE 245, DEED RECORDS OF WILSON COUNTY, TEXAS.



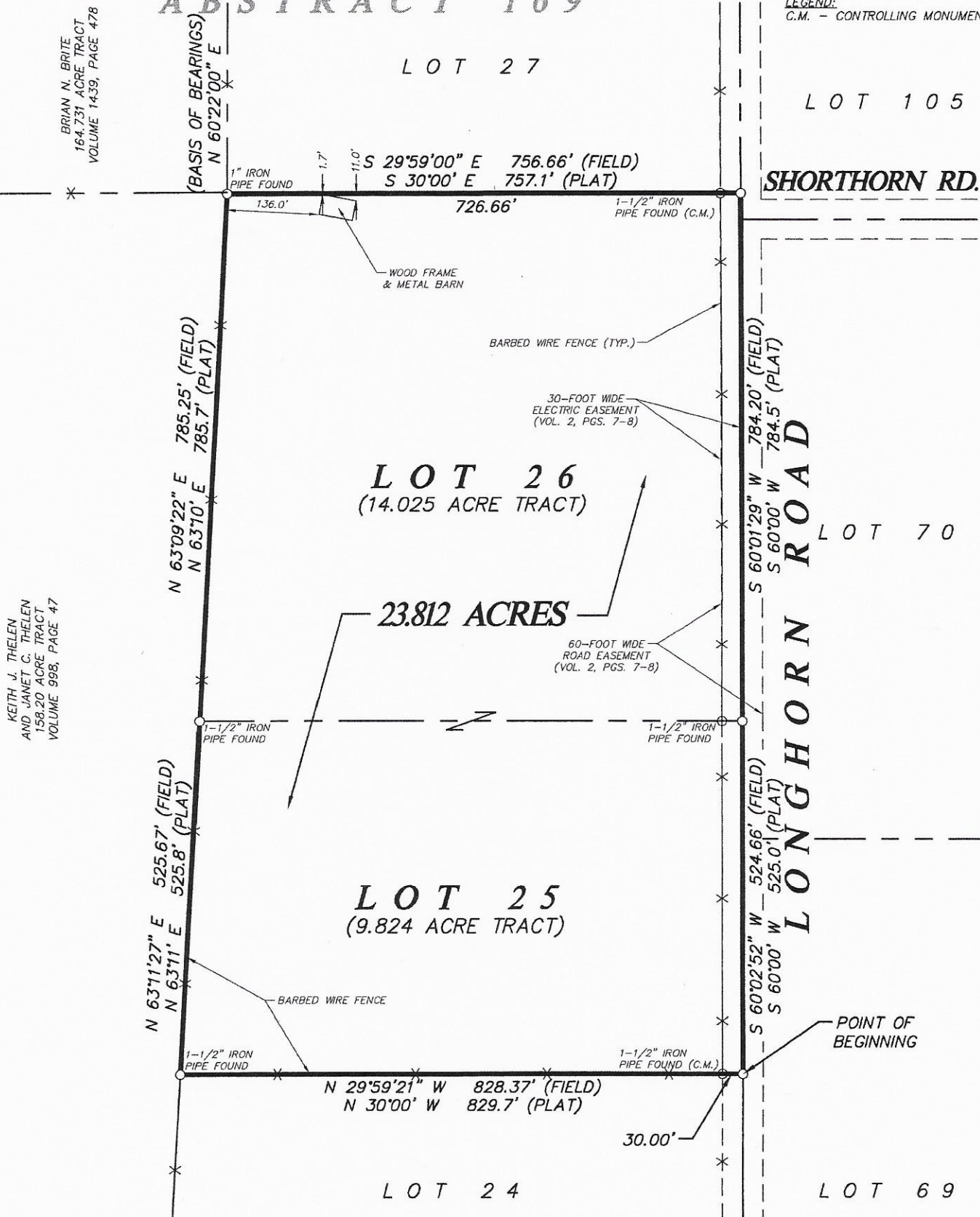
H. & T. C. R. R. CO. SURVEY NO. 35

ABSTRACT 169

SCALE: 1" = 200'

LEGEND:

C.M. - CONTROLLING MONUMENT



METES AND BOUNDS DESCRIPTION OF A 23.812 ACRE TRACT

Being a 23.812 acre tract consisting of Lot 25 and Lot 26, Hubberd Ranch, Section Two Longhorn Ranch Properties as recorded in Volume 2, Pages 7-8, Map and Plat Records of Wilson County, Texas situated in the H. & T. C. R. R. Co. Survey No. 33, Abstract 168, Wilson County, Texas; said 23.812 acre tract surveyed Jeffrey B. Berger, R.P.L.S. No. 5558 and being more particularly described as follows:

BEGINNING at a point on the centerline of Longhorn Road (60-foot wide road easement – Vol. 2, Pgs. 7-8) and the northwest line of Lot 69, said Hubberd Ranch, Section Two Longhorn Ranch Properties at the east corner of Lot 24, said Hubberd Ranch, Section Two Longhorn Ranch Properties, for the south corner of said Lot 25 and the herein described tract;

THENCE North 29° 59' 21" West (plat call North 30° 00' West) with the common line of said Lot 24 and said Lot 25, at 30.00 feet a 1-1/2" iron pipe found (controlling monument) on the northwest line of said 60-foot wide road easement, a total distance of 828.37 feet (plat call 829.7 feet) generally along a barbed wire fence to a 1-1/2" iron pipe found on the southeast line of a 158.20 acre tract as described in a conveyance to Keith J. Thelen and Janet C. Thelen recorded in Volume 998, Page 47, Official Public Records of Wilson County, Texas at the north corner of said Lot 24, for the west corner of said Lot 25 and the herein described tract;

THENCE North 63° 11' 27" East 525.67 feet (plat call North 63° 11' East 525.8 feet) generally along a barbed wire fence with the common line of said Lot 25 and said 158.20 acre tract to a 1-1/2" iron pipe found at the west corner of said Lot 26 and the north corner of said Lot 25, for an angle point of the herein described tract;

THENCE North 63° 09' 22" East 785.25 feet (plat call North 63° 10' East 785.7 feet) generally along a barbed wire fence with the common line of said Lot 26 and said 158.20 acre tract to a 1" iron pipe found at the west corner of Lot 27, said Hubberd Ranch, Section Two Longhorn Ranch Properties, for the north corner of said Lot 26 and the herein described tract;

THENCE South 29° 59' 00" East (plat call South 30° 00' East) generally along a barbed wire fence with the common line of said Lot 26 and said Lot 27, at 726.66 feet a 1-1/2" iron pipe found (controlling monument) on said northwest line of a 60-foot wide road easement, a total distance of 756.66 feet (deed call 757.1 feet) to a point on said centerline of Longhorn Road and the northwest line of Lot 105, said Hubberd Ranch, Section Two Longhorn Ranch Properties at the south corner of said Lot 27, for the east corner of said Lot 26 and the herein described tract;

THENCE South 60° 01' 29" West 784.20 feet (plat call South 60° 00' West 784.5 feet) with said centerline of Longhorn Road and the common line of said Lot 26, said Lot 105, and Lot 70, said Hubberd Ranch, Section Two Longhorn Ranch Properties to a point at the east corner of said Lot 25 and the south corner of said Lot 26, for an angle point of the herein described tract;

THENCE South 60° 02' 52" West 524.66 feet (deed call South 60° 00' West 525.0 feet) with said centerline of Longhorn Road and the common line of said Lot 25, said Lot 70, and said Lot 69 to the POINT OF BEGINNING and containing 23.812 acres.

Surveyor's Notes:

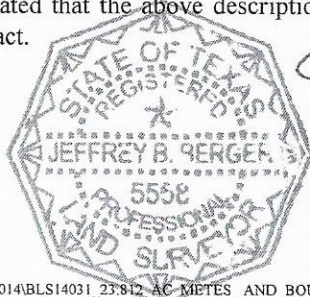
1. Bearings are based on the subdivision plat of Hubberd Ranch, Section Two Longhorn Ranch Properties as recorded in Volume 2, Pages 7-8, Map and Plat Records of Wilson County, Texas.
2. A survey plat was prepared this same date as a part of this survey.

STATE OF TEXAS §

February 24, 2014

COUNTY OF WILSON §

It is hereby stated that the above description was prepared from an actual survey on the ground of the described 23.812 acre tract.



Jeffrey B. Berger, Registered Professional Land Surveyor No. 5558

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