

METES AND BOUNDS DESCRIPTION OF A 9.0 ACRE TRACT

Being a 9.0 acre tract situated in the Maria Cavillo Grant, Survey No. 22, Abstract 6, Wilson County, Texas and being that same 9.0 acre tract as described in a conveyance from Michael L. Chadwell, a single man, to Jesse James Ochoa and wife, Patricia Ann Crowley-Ochoa in Volume 1283, Page 782, Official Public Records of Wilson County, Texas; said 9.0 acre tract surveyed by Jeffrey B. Berger, R.P.L.S. No. 5558 and being more particularly described as follows:

BEGINNING at a 1/2" steel rod found (controlling monument) on the southeast line of County Road 101 at the west corner of a 104.22 acre tract as described in a conveyance to Christopher J. Kosub recorded in Volume 1415, Page 92, Official Public Records of Wilson County, Texas, for the northwest corner said 9.0 acre tract and the herein described tract;

THENCE generally along a barbed wire fence with the common line of said 9.0 acre tract and said 104.22 acre tract with the following calls:

South 60° 48' 32" East 165.89 feet (deed call South 60° 59' 05" East 165.78 feet) to a wood fence corner post found for an angle point of said 9.0 acre tract and the herein described tract;

South 73° 38' 51" East 708.28 feet (deed call South 73° 38' 32" East 714.97 feet) to a 1/2" steel rod found for an angle point of said 9.0 acre tract and the herein described tract;

and South 41° 18' 39" East 490.18 feet (deed call South 41° 08' 49" East 484.16 feet) to a 1/2" steel rod found (controlling monument) on the northwest line of a 101.51 acre tract as described in a conveyance to the Smith Family LTD Partnership recorded in Volume 1330, Page 830, Official Public Records of Wilson County, Texas at the south corner of said 104.22 acre tract, for the east corner of said 9.0 acre tract and the herein described tract;

THENCE South 48° 58' 38" West 401.23 feet (deed call South 48° 58' 38" West 401.30 feet) (Basis of Bearings) generally along a barbed wire fence to a steel fence corner post found at the east corner of a 9.0 acre tract as described in a conveyance to Harla J. Spooner recorded in Volume 704, Page 686, Official Public Records of Wilson County, Texas, for the southeast corner of said 9.0 acre tract and the herein described tract;

THENCE with the common line of said 9.0 acre tracts, North 40° 04' 50" West 550.30 feet (deed call North 40° 08' 49" West 550.0 feet) generally along a partial pipe rail and cable fence to a steel fence corner post found for an angle point of said 9.0 acre tracts and the herein described tract, and North 60° 01' 11" West 733.56 feet (deed call North 60° 01' 06" West 732.14 feet) to a steel fence corner post found on said southeast line of County Road 101 at the northwest corner of said Spooner 9.0 acre tract, for the southwest corner of said 9.0 acre tract and the herein described tract;

THENCE North 49° 17' 23" East 190.49 feet (deed call North 48° 48' 25" East 190.0 feet) generally along a barbed wire fence with said southeast line of County Road 101 to the POINT OF BEGINNING and containing 9.0 acres.

Surveyor's Notes:

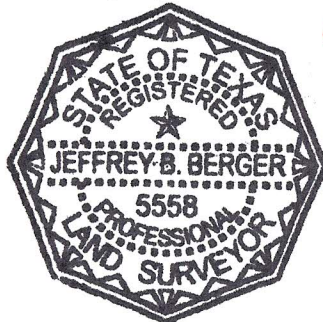
1. Bearings are based on said deed of 9.0 acre tract as recorded in Volume 1283, Page 782, Official Public Records of Wilson County, Texas.
2. A survey plat was prepared this same date as a part of this survey.

STATE OF TEXAS §

July 22, 2014

COUNTY OF WILSON §

It is hereby stated that the above description was prepared from an actual survey on the ground of the described 9.0 acre tract made under my supervision.



Jeffrey B. Berger, R.P.L.S.
Jeffrey B. Berger, Registered Professional Land Surveyor No. 5558

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