

Medina Valley Surveys, Inc.

P. O. Box 1189, Castroville, Texas 78009

830-931.9783
established 1980

METES AND BOUNDS DESCRIPTION OF

134.95 Acres of Land out of the JOSEFA NUNEZ DE LOS CORTINAS SURVEY 49, ABSTRACT 91, Guadalupe County, Texas as recorded in Volume 3144 on page 454 of the Deed Records of Guadalupe County, Texas, being more particularly described in two tracts as follows:

129.43 Acres out of Tract One and Tract Two

BEGINNING at the southeast corner of this tract, the southwest corner of a 107.44 acre tract described in Volume 265 on page 191 of the Deed Records and the northeast corner of a 0.3 acre tract described in Volume 187 on page 355 of the Deed Records, a three-inch steel pipe post on the north right of way line of a county road, 15.00 feet north of the original southeast corner of Tract Two;

THENCE N89°42'18"W 752.00 feet with the north line of the 0.3 acre tract, the north line of the County Road, to the north east corner of the 0.3 acre tract, a re-entrant corner of this tract;

THENCE S00°26'40"E 15.00 feet with the west line of the 0.3 acre tract, to a set #4 rebar under a wire fence, the southwest corner of the 0.3 acre tract, the northeast corner of a 111.778 acre tract described in Volume 1521 on page 485 of the Deed Records and a southeasterly corner of this tract;

THENCE S89°49'52"W 2580.32 feet (record: WEST 475 varas and 701.8 varas) with the north line of the 111.778 acre tract and generally following a wire fence, diverging as far as 8.1 feet south of the fence, crossing Elm Creek at a distance of 2400 feet and continuing on the same course to a found ten-inch creosote post with wire in four directions, the southwest corner of this tract, the southwest corner of Tract One and the southeast corner of a 160 acre tract described in Volume 673 on page 191 of the Deed Records on the north line of the 111.778 acre tract;

THENCE N00°22'53"W 1687.57 feet (record: NORTH 611 varas) with the east line of the 160 acre tract, initially diverging as far as sixty feet west of a wire fence, crossing the wire fence at a distance of 1080 feet, crossing and re-crossing Elm Creek at about 1400 feet and continuing on the same course to a set #4 rebar, the northwest corner of this tract on the south line of a 136.4 acre tract described in Volume 443 on page 341 of the Deed Records and being five feet north of the described south line of a 27.0 acre tract out of the 136.4 acres as described in Volume 1349 on page 349 of the Deed Records, having been partitioned along the fence without regard for the line of the senior title;

THENCE N89°28'14"E 3318.97 feet (record: EAST 701.8 varas and 475 varas and "WEST 1800 varas" according to Volume 443, page 341) with the south line of the 136.4 acre tract and diverging as far as 8.8 feet north of the south line of the 27.0 acre tract and the wire fence, passing the southwest corner of a 3.0 acre tract at a distance of 2006.76 feet and continuing with the south line of the 3.0 acre tract and a 23.75 acre tract, both described in Volume 1349 on page 349 of the Deed Records, and generally following the wire fence, to a three-inch steel pipe post, the northeast corner of this tract and the northwest corner of the 107.44 acre tract;

THENCE S00°49'45"E 1699.64 feet (record: SOUTH 611 varas) with the west line of the 107.44 acre tract and diverging as far as 9.4 feet east of a wire fence, to the POINT OF BEGINNING, containing 129.43 acres of land.

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5.52 Acres - Tract Three

BEGINNING at the south corner of this tract, a set #4 rebar at the intersection of the northwest right of way line of Texas Farm to Market 467 (FM 467), an eighty-foot wide Right of way easement, with the west line of a 65 acre tract described in Volume 259 on page 169 of the Deed Records and the east line of a County Road and from which a found #4 rebar, the southwest corner of a 1.00 acre tract described in Volume 646 on page 185 of the Deed Records, bears S36°41'53"W 323.31 feet;

THENCE N02°00'00"W 763.98 feet with the east margin of the County Road to a set #4 rebar, the northwest corner of this tract;

THENCE EAST 832.44 feet with the south margin of the County Road to a set #4 rebar on the curved northwest right of way line of FM 467, the east corner of this tract;

THENCE southwesterly, 683.13 feet with the northwest right of way line of FM 467, generally following a wire fence, and with the arc of a circular curve to the left, concave to the southeast, having a radius of 1196.31 feet, a central angle of 32°43'02" and a chord of 673.88 feet, bearing S53°03'24"W, to a set #4 rebar, the point of tangency of this curve;

THENCE S36°41'53"W 447.11 feet with the northwest right of way line of FM 467, and generally following a wire fence, to the POINT OF BEGINNING, containing 5.52 acres of land.

Bearings and Distances are based on Grid North according to the Texas Coordinate System, South Central Zone, NAD 1983.
Record courses refer to Volume vv, page pp, cc County dd Records unless otherwise indicated.
A survey plat accompanies this description.

STATE OF TEXAS
COUNTY OF MEDINA

I HEREBY CERTIFY THAT THIS METES AND BOUNDS DESCRIPTION WAS PREPARED FROM AN
ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON AUGUST 21, 2013.



PAUL T. CAREY, RPLS 4454
Surveyed: August 21, 2013
Job Number 11526