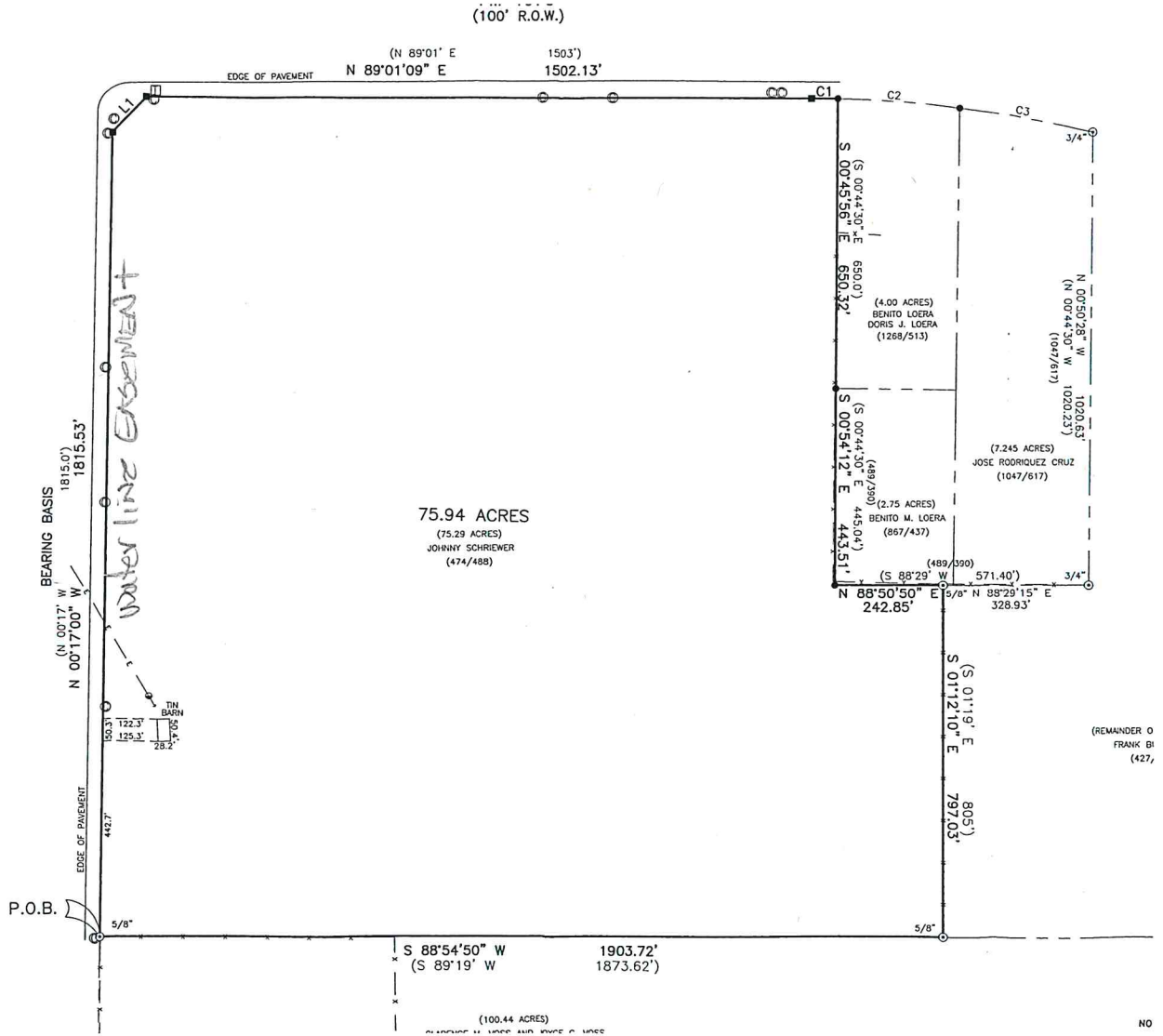


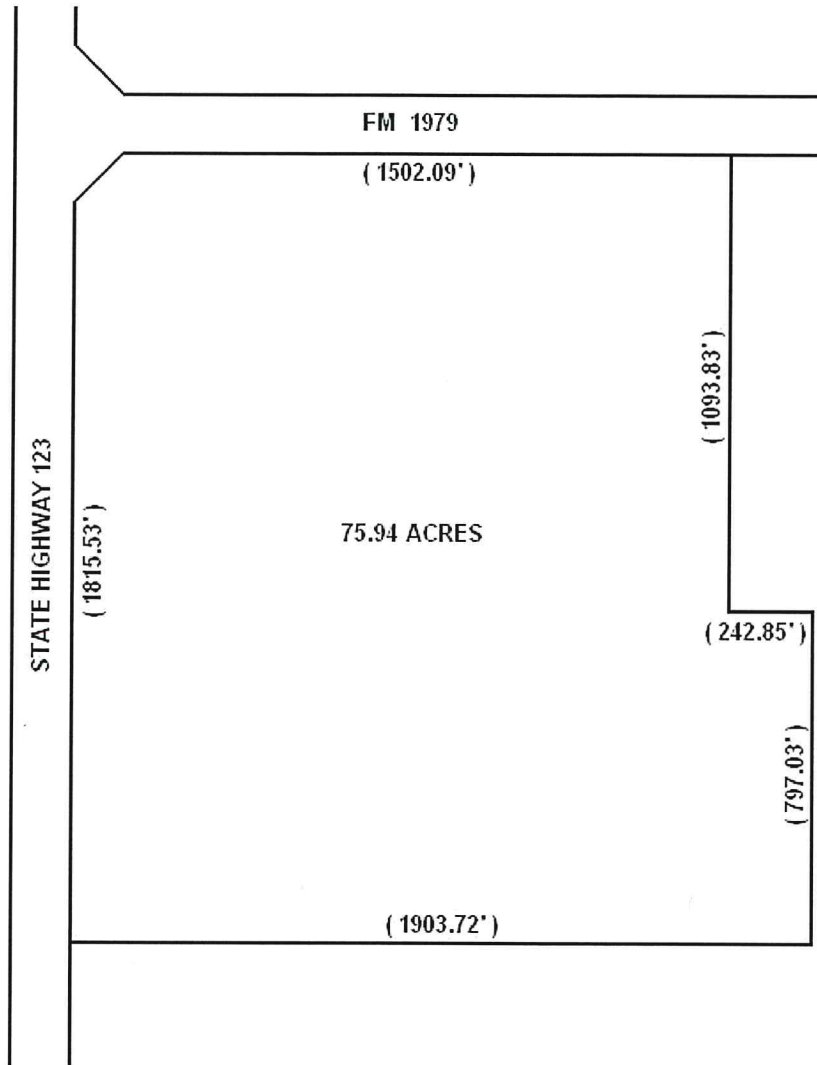
SCALE 1" = 200'

LEGEND

- IRON PIPE FOUND
- 1/2" IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- BURIED CABLE MARKER
- TELEPHONE PEDESTAL
- X- WIRE FENCE
- U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE ESMT.
- B.L. BUILDING LINE
- POWER POLE
- E- OVERHEAD ELEC. LINE
- DOWN GUY
- (DIST.) RECORD CALL

STATE HIGHWAY 123
(120' R.O.W.)





A DESCRIPTION OF A 75.94 ACRE TRACT SITUATED IN THE CHARLES HENDERSON SURVEY, ABSTRACT NUMBER 146, GUADALUPE COUNTY, TEXAS, BEING THE SAME 89.29 ACRE TRACT CONVEYED TO JOHNNY SCHRIEWER IN VOLUME 474, PAGE 488, DEED RECORDS OF GUADALUPE COUNTY, TEXAS, LESS A 4.00 ACRE TRACT IN DEED TO BENITO LOERA AND DORIS J. LOERA AND RECORDED IN VOLUME 1268, PAGE 513, OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS, LESS A 2.75 ACRE TRACT IN DEED TO BENITO M. LOERA AND RECORDED IN VOLUME 867, PAGE 437, OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS, AND LESS A 7.245 ACRE TRACT IN DEED TO JOSE RODRIQUEZ CRUZ AND RECORDED IN VOLUME 1047, PAGE 617, OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS, SAID 75.94 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING at a 5/8 inch iron pipe found in the east right-of-way line of State Highway 123 (120' R.O.W.), for the northwest corner of a called 100.44 acre tract in deed to Clarence M. Voss and Joyce C. Voss in Volume 1033, Page 226, Official Records of Guadalupe County, Texas, and for the southwest corner of the herein described tract;

THENCE along said right-of-way line of State Highway 123 the following two (2) courses:

- 1) **North 00°17'00" West**, a distance of **1815.53 feet**, (called North 00°17' West 1815.0 feet) being the **BEARING BASIS** herein, to a concrete monument found,
- 2) **North 43°44'28" East**, a distance of **110.23 feet**, (called North 43°31' East, 109.3 feet) to a concrete monument found in the south right-of-way line of FM 1979 (100' R.O.W.), for the northwest corner of the herein described tract;

THENCE along said right-of-way line of FM 1979 the following two (2) courses:

- 1) **North 89°01'09" East**, a distance of **1502.13 feet**, (called North 89°01' East 1503 feet) to a concrete monument found,
- 2) With a curve to the right having a radius of **2864.60 feet**, an arc length of **59.02 feet**, and a chord bearing **North 89°06'33" East**, a distance of **59.02 feet**, (called North 89°17'49" East, 32.20 feet) to a 1/2 inch iron rod found for the northwest corner of said Leora 4.00 acre tract, from which a 1/2 inch iron rod found for the northeast corner of said 4.00 acre tract and the northwest corner of a said Cruz 7.245 acre tract, follows same curve at an arc length of 271.75 feet (called 271.65 feet);

THENCE with the common line of said 4.00 acre tract and the herein described tract, **South 00°04'56" East**, a distance of **650.32 feet**, (called South 00°44'30" East, 650.0 feet) to a 1/2 inch iron rod found in the east line of the herein described tract, for the southwest corner of said 4.00 acre tract, and the northwest corner of said Loera 2.75 acre tract;

THENCE along said 2.75 acre tract and the herein described tract the following two (2) courses;

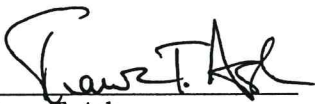
- 1) **South 00°54'12" East**, a distance of **443.51 feet**, (called South 00°44'30" East, 445.04 feet) to a 1/2 inch iron rod found,
- 2) **North 88°50'50" East**, a distance of **242.85 feet**, (called North 88°29' East) to a 5/8 inch iron pipe found for the most westerly corner of a called remainder of a 56 acre tract in deed to Frank Burleson in Volume 427, Page 34, Deed Records of Guadalupe County, Texas, and an interior corner of the herein described tract, from which a 3/4 inch iron pipe found for the southeast corner of said 7.245 acre tract and an interior

corner of said remainder of 56 acre tract bears North 88°29'15" East, a distance of 328.93 feet, (called North 88°29' East);

THENCE with the common line of said remainder of 56 acre tract and the herein described tract, **South 01°12'10" East**, a distance of **797.03 feet**, (called South 01°19' East, 805 feet) to a 5/8 inch iron pipe found in the north line of said 100.44 acre tract, for the southwest corner of said remainder of 56 acre tract and the southeast corner of the herein described tract;

THENCE with the common line of said 100.44 acre tract and the herein described tract, **South 88°54'50" West**, a distance of **1903.72 feet**, (called South 89°19' West, 1873.62 feet) to the **POINT OF BEGINNING** and containing **75.94 acres** of land.

I, Shawn T. Ash, do certify that this description and associated exhibit were prepared from a boundary survey performed under my direction during January 2005, and is true and correct to the best of my knowledge and belief.


Shawn T. Ash
Registered Professional Land Surveyor
No. 5687 State of Texas



01/12/05
Date

Attachments: Exhibit of 75.92 acre tract
Job: 04-0502