

STATE OF TEXAS
COUNTY OF BANDERA

Field notes for a 21.75 acre tract of land situated in Survey No. 254.1, Frank McCarthy, Patent 510 in Bandera County, Texas and being all of a called 20.00 acre tract of land as described in a deed to Leroy Pickens, A/K/A/ Leroy Pickens (Trustee of Pickens Trust), recorded in volume 557, Page 804 of the Deed Records of Bandera County, Texas and a portion of a called 25.837 acre tract (Tract 3) as described in a deed to Leroy Pickens, recorded in Volume 139, Page 550 of the Deed Records of Bandera County, Texas. Said 21.75 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING a one half inch capped iron rod set on the south right-of-way line of State Highway 16 for the northwest corner of this tract and being the northwest corner of a called 20.00 acre tract of land as described in a deed to Leroy Pickens, A/K/A/ Leroy Pickens (Trustee of Pickens Trust), recorded in volume 557, Page 804 of the Deed Records of Bandera County, Texas. Said point also being the northeast corner of a called 0.375 acre tract, recorded in Volume 841, Page 186 of the Official Public Records of Bandera County, Texas and being on the south line of a called 1.527 acre tract of land as described in a deed to The State of Texas, recorded in Volume 147, Page 619 of the Deed Records of Bandera County, Texas.

THENCE along the south right-of-way line of State Highway 16 the following four (4) calls:

- 1) South 73° 21' 25" East, a distance of 497.96 feet to a Texas Department of Highways and Public Transportation Concrete Monument found for an angle point;
- 2) South 62° 02' 49" East, a distance of 101.98 feet to a calculated point for an angle point;
- 3) South 74° 36' 58" East, a distance of 258.48 feet to a fence corner post found for an entrance gate and
- 4) South 76° 12' 30" East, a distance of 35.85 feet to a one half inch capped iron rod set on the south right-of-way line of State Highway 16 for the northeast corner of this tract and being the northwest corner of a 21.75 acre tract surveyed this same date.

THENCE cutting across the aforesaid 25.837 acre tract of land, South 16° 29' 35" West, a distance of 1047.67 feet to a one half inch capped iron rod set for the southeast corner of this tract and being on the south line of the aforesaid 25.837 acre tract of land.

THENCE with the south line of this tract, being the south line of the aforesaid 25.837 acre tract and the south line of the aforesaid 20.00 acre tract of land, North 70° 33' 02" West, a distance of 946.48 feet to a one half inch iron rod found for the southwest corner of this tract and being the southeast corner of a called 8.99 acre tract of land as described in a deed to Hauer Investments, LLC, recorded in Volume 1011, Page 244 of the Official Public Records of Bandera County, Texas.

THENCE with the west line of this tract, being the west line of the aforesaid 20.00 acre tract and the east line of the aforesaid 8.99 acre tract, North 19° 29' 23" East, a distance of 1015.12 feet to the place of the **BEGINNING**.

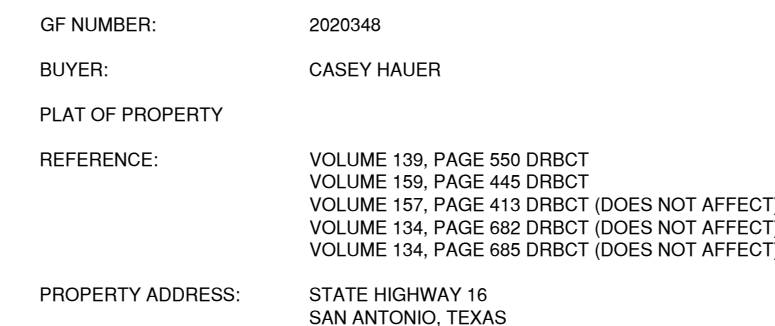
These field notes were prepared from an on the ground survey made under my direction and supervision on August 1, 2020. The basis of bearing is the Texas State Plane Coordinate System, Texas South Central Zone NAD83.



Jerry D. Wilkie, Jr.
Registered Professional Land Surveyor
Registration No. 4724
210-861-0733 cell

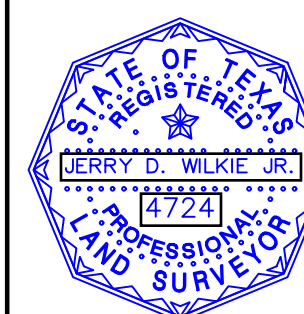
LEGEND

●	ONE HALF INCH IF FOUND UNLESS OTHERWISE NOTED		POWER POLE
■	TXDOT MONUMENT FOUND		FIRE HYDRANT
R.O.W.	RIGHT-OF-WAY		LIGHT POLE
DRBCT	DEED RECORDS BEXAR COUNTY, TEXAS		OVERHEAD ELECTRIC
RPRBCT	REAL PROPERTY RECORDS BEXAR COUNTY, TEXAS		WOOD FENCE
			WIRE FENCE
			CHAIN LINK FENCE



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

JERRY D. WILKIE, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 4724



JOB:		CAD	
DR:		CH:	
BOOK		PG.	
SHEET	01 OF 01	DATE:	8-20-2020
Feb			

JERRY D. WILKIE, JR.

121 REPOSE LN
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