

## **BUSHONG LAND SURVEYING**

Land Surveying Across The Lone Star State  
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### **DESCRIPTION OF 44.54 ACRES OF LAND OUT OF SURVEY NO. 320, J.A. CUNNINGHAM, BANDERA COUNTY, TEXAS.**

Being 44.54 acres of land, a part of Survey No. 320, J.A. Cunningham, Abstract No. 75, lying and being situated in Bandera County, Texas. Subject tract being the same tract of land described as 44.55 acres in a deed from Betty M. Garrison to Darby Lynne Knox Donaho dated October 25, 2021 and recorded in Document 00248196 of the Official Public Records of Bandera County, Texas. Subject tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron stake found near a 3-way fence corner post marking the northwest corner of said 44.55 acre tract and most westerly southwest corner of a certain 1267.20 acre tract (Vol. 393, Pg. 132);

THENCE N 82° 37' E (basis of bearings – GPS True North) along or near fence with the north line of said 44.55 acre tract and a south line of said 1267.20 acre tract a distance of 1305.25 feet to a point on cattle guard marking the northeast corner of said 44.55 acre tract, northwest corner of a certain 98.38 acre tract (Doc. 00248199), and northwest corner of a certain 41.51 acre tract (this day surveyed);

THENCE S 28° 38' E with the approximate centerline of an existing road, east line said 44.55 acre tract, west line of said 41.51 acre tract, and west line of said 98.38 acre tract a distance of 280.01 feet to a cotton spindle found marking the east corner of said 44.55 acre tract, north corner of a certain 7.81 acre tract (Exhibit A-1, Vol. 845, Pg. 229), and north corner of a certain 101.89 acre tract (this day surveyed);

THENCE with the common line between said 44.55 acre tract and said 7.81 acre tract also being the common line between subject tract and said 101.89 acre tract, as follows:

S 26° 53' W, 108.86 feet; found 5/8" iron stake

S 39° 27' W, 101.87 feet; found ½" iron stake

S 65° 02' W, 139.42 feet; found ½" iron stake

S 82° 30' W, 129.38 feet; found ½" iron stake

S 74° 53' W, 199.81 feet; found railroad spike

S 0° 40' W, 485.66 feet; found ½" iron stake marking the southwest corner of said 7.81 acre tract;

THENCE S 17° 50' E with the east line of said 44.55 acre tract, a west line of a certain 94.08 acre tract (Doc. 00248198), also being the common line between subject tract and said 101.89 acre tract a distance of 1091.37 feet to a 5/8" iron stake found in fence marking the southeast corner of said 44.55 acre tract, southeast corner of subject tract, a reentrant corner of said 94.08 acre tract, and a reentrant corner of said 101.89 acre tract;

THENCE S 79° 18' W along or near fence with the common line between said 44.55 acre tract and said 94.08 acre tract also being the common line between subject tract and said 101.89 acre tract a distance of 1169.88 feet to a found ½" iron stake near a 3-way fence corner post marking the southwest corner of said 44.55 acre tract, southwest corner of subject tract, most westerly northwest corner of said 94.08 acre tract, and most westerly northwest corner of said 101.89 acre tract;

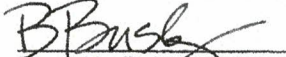
THENCE N 29° 40' E along or near fence with the west line of said 44.55 acre tract and east line of a certain 200.25 acre tract (Vol. 728, Pg. 267) a distance of 283.18 feet to a point, from which a fence angle post bears N 21° 46' W, 1.20 feet;

THENCE N 8° 59' E along or near fence and extension thereof with the west line of said 44.55 acre tract and east line of said 200.25 acre tract a distance of 378.90 feet to a point marking the northeast corner of said 200.25 acre tract;

THENCE N 9° 17' W along or near fence with the west line of said 44.55 acre tract and east line of a certain 131.581 acre tract (Vol. 143, Pg. 683) a distance of 1522.89 feet to the place of BEGINNING.

Surveyed on the ground September - October, 2022. Job No. 3874 (Garrison.trv)

I, Benge L. Bushong certify that this survey was made  
on the ground, under my supervision, on the date shown.

  
Benge L. Bushong  
R.P.L.S. No. 5690  
Firm# 10055200



Public Records of Bandera County, Texas, and the lands described as 7.81 acres in in Exhibit A-1 of a deed from Paul I. Jr., to Paul Lavon Garrison, Jr. and Betty M. Garrison, dated December 15, 2008 and recorded in Volume 845, Page 22 Public Records of Bandera County, Texas.