

**FIELD NOTES FOR A 3.28 ACRE TRACT OF LAND**

**BEING** a 3.28 acre tract out of the H. Harman Survey No. 40, Abstract No. 299, and the S.R. Wilson Survey No. 38, Abstract No. 735, Gillespie County, Texas, and being a portion of a called 15.65 acres recorded in Volume 350, Page 864, Official Public Records of Gillespie County, Texas, and a portion of Tract 2, Friendship oaks recorded in Volume 2, Page 148, Plat Records of Gillespie County, Texas, said 3.28 acre tract being more particularly described by metes and bounds as follows with all bearings based on the Texas State Plane Coordinate System of 1983, Central Zone (4203);

**BEGINNING** at a ½" iron rod with "MDS" cap set in the east right-of-way line of U.S. Highway No. 87, at the southwest corner of a called 2.00 acre tract recorded in Document No. 20173309, Official Public Records of Gillespie County, Texas, said point being the southerly northwest corner of Lot 2, Friendship Oaks;

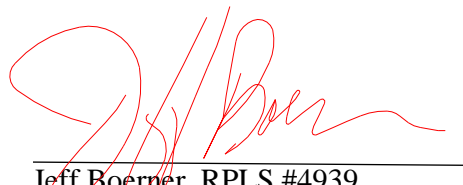
**THENCE N 89°36'26" E**, departing the east right-of-way line of U.S. Highway No. 87, **a distance of 239.00'** (S 89°19'05" E, 238.6' record) to a ½" iron rod found for northeast corner at the southeast corner of the called 2.00 acre tract, said point being in the west line of a called 111.440 acre tract recorded in Document No. 20193419, Official Public Records of Gillespie County, Texas;

**THENCE S 09°03'25" E**, with the west line of the called 111.440 acre tract, **a distance of 629.16'** (S 09°03'25" E, 629.16' record) to a ½" iron rod with "MDS" cap set for southeast corner in the north line of a called 25' Road Easement recorded in Volume 93, Page 473, Deed Records of Gillespie County, Texas;

**THENCE N 89°55'18" W**, with the north line of the called 25' Road Easement, **a distance of 244.10'** (N 89°03'34" W, record) to a metal fence post found for southwest corner at the northwest corner of the called 25' Road Easement, said point being in the east right-of-way line of U.S. Highway No. 87;

**THENCE** with the east right-of-way line of U.S. Highway No. 87 and a curve to the left with a radius of 2914.80', with an arc length of 627.64', with a delta angle of 12°20'15", with a chord bearing of **N 08°37'29" W**, with a chord length of **626.43'** to the **POINT OF BEGINNING**, CONTAINING 3.28 acres of land, more or less, in Gillespie County, Texas.

**Note:** This description was prepared from a survey made on the ground by employees of MDS Land Surveying Company, Inc in August of 2023. A survey plat of equal date was made in conjunction with this description.

  
Jeff Boerner, RPLS #4939  
Date: 08-16-2023  
Job No. 23-309-00

