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Invoice

Invoice No.: 84172

Invoice Date: 7/26/2018 10:37:12 AM

GF Number

Buyer

147 Rambling Trails
Drive

Title Company

Independence Title Haley Wright
18615 Tuscany Stone (210) 237-4640
Suite 150 San Antonio (210) 237-4540
Texas 78258

Ordered By

Independence Title Haley Wright
18615 Tuscany Stone (210) 237-4640
Suite 150 San Antonio (210) 237-4540
Texas 78258

DESCRIPTION	AMOUNT
Land Survey	\$1,115.00
Tax	\$91.99
Total	\$1,206.99

METES AND BOUNDS

Being 8.707 acres of land, more or less, being all of Lot 168, Country Hills Subdivision, Unit 3, according to Map or Plat recorded in Volume 8, Pages 50-51, of the Plat Records of Wilson County, Texas and Tract 2A, out of the W. Riley Wood Survey, Abstract 351, Wilson County, Texas, being that same tracts of land described by General Warranty Deed recorded in Volume 1841, Page 427, Official Public Records of Wilson County, Texas, said 8.707 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the North corner of this 8.707 acres, same being the West corner of Lot 169, and on the southeast Right-Of-Way line Rambling Trails, same also being the **POINT OF BEGINNING**;

THENCE along the line common to this 8.707 acres and said Lot 169, South 52 degrees 38 minutes 00 seconds East (called South 50 degrees 43 minutes 40 seconds East), a distance of 299.87 feet (called 299.95 feet) to a 1/2 inch iron rod found (Record Dignity Monument) for the an angle corner of this 8.707 acres, same being the South corner of said Lot 169, same also being the West corner of the Richard John Cruz, et ux 4.998 acres (Volume 1842, Page 473);

THENCE along the line common to this 8.707 acres and said Cruz 4.998 acres, South 41 degrees 59 minutes 53 seconds East (called South 40 degrees 08 minutes 31 seconds East), a distance of 642.69 feet (called 642.84 feet) to a 1/2 inch iron rod found (Record Dignity Monument) for the southeast corner of this 8.707 acres, same being the South corner of said Cruz 4.998 acres, same also being the northeast corner of the Kenneth Hurley 12.428 acres (Volume 1450, Page 880);

THENCE along the line common to this 8.707 acres and said Hurley 12.428 acres, South 60 degrees 20 minutes 26 seconds West, (called South 62 degrees 14 minutes 16 seconds West) a distance of 218.73 feet, passing a 1/2 inch iron rod found for the West corner of said Hurley 12.428 acres, same being the North corner of the Louis T. Duke 12.428 acres (Volume 1672, Page 160), continuing a total distance of 440.84 feet (called 441.08 feet) to a 1/2 inch iron rod found for the South corner of this 8.707 acres, same being the northwest corner of said Louis T. Duke 12.428 acres, same being on the northeast line of the Remaining 47.285 acres (Volume 1060, Page 658);

THENCE along the line common to this 8.707 acres and said Remaining 47.285 acres the following courses and distances:

North 30 degrees 49 minutes 22 seconds West (called North 28 degrees 56 minutes 05 seconds West), a distance of 503.82 feet (called 503.49 feet) to a 1/2 inch iron rod found for an interior corner of this 8.707 acres;

South 37 degrees 52 minutes 55 seconds West (called South 40 degrees 51 minutes 46 seconds West), a distance of 18.58 feet (called 16.71 feet) to a 1/2 inch iron rod found for an interior angle corner of this 8.707 acres;

South 29 degrees 34 minutes 10 seconds West (called South 31 degrees 22 minutes 47 seconds West), a distance of 89.53 feet (called 91.31 feet) to a 1/2 inch iron rod found for an interior angle corner of this 8.707 acres;

South 37 degrees 55 minutes 34 seconds West (called South 39 degrees 45 minutes 02 seconds West), a distance of 234.40 feet (called 234.38 feet) to a 1/2 inch iron rod found for the southwest corner of this 8.707 acres;

North 52 degrees 15 minutes 23 seconds West (called North 50 degrees 24 minutes 30 seconds West), a distance of 249.69 feet (called 250.00 feet) to a 1/2 inch iron rod found for the West corner of this 8.707 acres, same being the South corner of Lot 167;

THENCE along the line common to this 8.707 acres and said Lot 167 the following courses and distances:

North 44 degrees 16 minutes 18 seconds East (called North 46 degrees 06 minutes 56 seconds East), a distance of 331.32 feet (called 331.38 feet) to a 1/2 inch iron rod found for an interior corner of this 8.707 acres;

North 23 degrees 18 minutes 40 seconds East (called North 25 degrees 10 minutes 02 seconds East), a distance of 278.69 feet (called 278.63 feet) to a point for the northwest corner of this 8.707 acres, same being the East corner of said Lot 167, same being on the southwest Right-Of-Way of said Rambling trails;

THENCE along the southwest Right-Of-Way line of said Rambling trails, with a non-tangent curve to the left, having a radius of 60.00 feet, a n arc length of 89.77 feet (called 90.00 feet), a chord length of 81.63 feet, a chord bearing of North 20 degrees 22 minutes 36 seconds East, and a delta angle of 85 degrees 43 minutes 18 seconds to the **POINT OF BEGINNING**, and containing 8.707 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.



Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
July 30, 2018

