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FIRM NO. 10193963

Field Notes for a 246.198 Acre Tract of Land

Being a 246.198 acre tract being approximately 19.258 acres out of the H. Lindner Survey No. 246, Abstract 1000, 48.061 acres out of the M. Herrera Survey No. 746, Abstract No. 227, 45.269 acres out of the B. Ficklin Irrigation and Manufacturing Company Survey No. 881, Abstract No. 87, 17.403 acres out of the H. Lindner Survey No. 1110, Abstract No. 1212, 47.273 acres out of the C.C.S.D. & R.G.N.G. R.R. Co. Survey No. 83, Abstract No. 559 and 68.934 acres out of the H. Lindner Survey No. 882, Abstract No. 1027, Kendall County, Texas, said 246.198 acre tract being part of that certain 1527 acre tract recorded in Volume 1317, Pages 224-226, Official Records, Kendall County, Texas save and except that certain 0.016 acre tract designated as "Tract II" and a 0.077 acre tract designated as "Tract III" both of which were conveyed to Kendall County by deed recorded in Volume 93, Pages 630-632, Deed Records, Kendall County, Texas, said 246.198 acre tract being more particularly described by metes and bounds as follows:

Beginning at a ½" steel rod set with an orange "RPLS 5207" plastic cap in the southwest line of Holiday Road for the southeast corner of the herein described tract, the north line of a 285.473 acre tract recorded in Volume 788, Pages 989-991, Official Records, Kendall County, Texas, said point bears, South 89 degrees 45 minutes 47 seconds West, a distance of 39.62 feet from a ½" steel rod found;

Thence, departing the southwest line of Holiday Road, with the north line of said 285.473 acre tract, South 89 degrees 45 minutes 47 seconds West, a distance of 1908.84 feet to a ½" steel rod found for angle;

Thence, with the northwest line of said 285.473 acre tract, South 54 degrees 38 minutes 49 seconds West, a distance of 1559.99 feet to a 3" steel pipe post at the northwest corner of said 285.473 acre tract and being in a northeast line of a 1170.848 acre tract recorded in Volume 1671, Pages 109-112, Official Records, Kendall County, Texas and being further described in Volume 82, Pages 438-440, Deed Records, Kendall County, Texas;

Thence, with a northeast line of said 1170.848 acre tract, North 33 degrees 53 minutes 54 seconds West, a distance of 1081.37 feet to a 2' steel pipe post at the north corner of said 1170.848 acre tract;

Thence, with a northwest line of said 1170.848 acre tract, the following two (2) courses and distances,

- 1) South 52 degrees 30 minutes 56 seconds West, a distance of 743.62 feet to a ½" steel rod found for angle,
- 2) and, South 51 degrees 57 minutes 37 seconds West, a distance of 496.05 feet to a ½" steel rod set with an orange "RPLS 5207" plastic cap for the southwest corner of the herein described tract, said point bears, North 51 degrees 57 minutes 37 seconds East, a distance of 1702.24 feet from a ½" steel rod found;

Thence, departing the northwest line of said 1170.848 acre tract, the following ten (10) courses and distances,

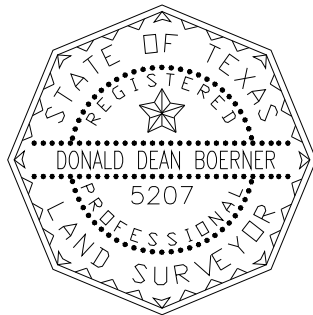
- 1) North 35 degrees 23 minutes 50 seconds West, a distance of 1330.13 feet to a ½” steel rod set with an orange “RPLS 5207” plastic cap for angle,
- 2) North 36 degrees 10 minutes 15 seconds West, a distance of 555.79 feet to a ½” steel rod set with an orange “RPLS 5207” plastic cap for angle,
- 3) North 35 degrees 25 minutes 46 seconds West, a distance of 489.25 feet to a ½” steel rod set with an orange “RPLS 5207” plastic cap for the northwest corner of the herein described tract,
- 4) North 39 degrees 18 minutes 41 seconds East, a distance of 509.34 feet to a ½” steel rod set with an orange “RPLS 5207” plastic cap for corner,
- 5) South 66 degrees 24 minutes 12 seconds East, a distance of 922.13 feet to a ½” steel rod set with an orange “RPLS 5207” plastic cap for angle,
- 6) North 72 degrees 49 minutes 15 seconds East, a distance of 1228.51 feet to a ½” steel rod set with an orange “RPLS 5207” plastic cap for angle,
- 7) North 64 degrees 29 minutes 44 seconds East, a distance of 338.18 feet to a ½” steel rod set with an orange “RPLS 5207” plastic cap for angle,
- 8) North 67 degrees 47 minutes 17 seconds East, a distance of 226.34 feet to a ½” steel rod set with an orange “RPLS 5207” plastic cap for angle,
- 9) South 74 degrees 27 minutes 38 seconds East, a distance of 206.07 feet to a ½” steel rod set with an orange “RPLS 5207” plastic cap for angle,
- 10) and, North 68 degrees 29 minutes 44 seconds East, a distance of 1860.09 feet to a ½” steel rod set with an orange “RPLS 5207” plastic cap in the southwest line of Holiday Road for the northeast corner of the herein described tract;

Thence, with the southwest line of Holiday Road, the following ten (10) courses and distances,

- 1) South 24 degrees 00 minutes 32 seconds East, a distance of 122.09 feet to a ½” steel rod set with an orange “RPLS 5207” plastic cap for angle,
- 2) South 44 degrees 03 minutes 02 seconds East, a distance of 198.50 feet to a ½” steel rod set with an orange “RPLS 5207” plastic cap for angle,
- 3) South 35 degrees 11 minutes 15 seconds East, a distance of 132.74 feet to a ½” steel rod set with an orange “RPLS 5207” plastic cap for angle,
- 4) South 26 degrees 32 minutes 20 seconds East, a distance of 97.45 feet to a ½” steel rod set with an orange “RPLS 5207” plastic cap for angle,
- 5) South 29 degrees 06 minutes 26 seconds East, a distance of 1267.87 feet to a ½” steel rod set with an orange “RPLS 5207” plastic cap for angle,
- 6) South 34 degrees 10 minutes 37 seconds East, a distance of 80.47 feet to a ½” steel rod set with an orange “RPLS 5207” plastic cap for angle,

- 7) South 37 degrees 11 minutes 37 seconds East, a distance of 72.19 feet to a ½” steel rod set with an orange “RPLS 5207” plastic cap for angle,
- 8) South 35 degrees 21 minutes 47 seconds East, a distance of 448.10 feet to a ½” steel rod set with an orange “RPLS 5207” plastic cap for angle,
- 9) South 17 degrees 21 minutes 19 seconds East, a distance of 117.49 feet to a ½” steel rod set with an orange “RPLS 5207” plastic cap for angle,
- 10) and, South 12 degrees 21 minutes 46 seconds East, a distance of 252.68 feet to the **Place of Beginning** and containing 246.198 acres of land.

Note: A survey plat of the above described tract was prepared. Basis of bearing was established from the State Plane Coordinate System North American Datum of 1983, Texas South Central Zone.



Donald Dean Boerner
Registered Professional Land Surveyor No. 5207