

A 5.01 ACRE TRACT

SURVEY OF 5.01 ACRES OF LAND, BEING ALL OF LOT 2, CLEARWATER CANYON RANCH, ACCORDING TO PLAT RECORDED IN VOLUME 8, PAGES 52 - 57, MAP AND PLAT RECORDS, BANDERA COUNTY, TEXAS, AS DESCRIBED IN DEED TO LUIS RUDISELL AND MICHELLE J. RUDISELL OF RECORD IN VOLUME 1217, PAGE 899, OFFICIAL PUBLIC RECORDS, BANDERA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: NOTE: (BASIS OF BEARING IS TEXAS SOUTH CENTRAL ZONE, NAD83.) (Job Number: 23-011)

BEGINNING: At a 1/2" iron rod with cap stamped "Hoover" found in the south right of way line of English Crossing Road, (a variable width right of way), for the northeast corner of a Lot 1, Clearwater Canyon Ranch, and the northwest corner of Lot 2 and This Tract and the POINT OF BEGINNING;

THENCE: S 78°03'55" E, 332.00 feet, with the south line of English Crossing Road and the north line of Lot 2 and This Tract to a 1/2" iron rod with cap stamped "Hoover" found for the northwest corner of Lot 3, Clearwater Canyon Ranch and the northeast corner of Lot 2 and This Tract;

THENCE: S 11°56'05" W, 770.42 feet, departing the south line of English Crossing Road, with the west line of Lot 3 and the east line of Lot 2 and This Tract, to a 1/2" iron rod found in the northeast line of a 30 Acre Tract described in deed to Kimberly A. Gardiner and Arthur G. Gardiner of record in Volume 1191, Page 597, Official Public Records, Bandera County, Texas, for the southwest corner of Lot 3 and the southeast corner of Lot 2 and This Tract;

THENCE: N 43°51'42" W, 401.34 feet, with the northeast line of the 30 Acre Tract, and a southwest line of Lot 2 and This Tract to a 1/2" iron rod found for the southeast corner of Lot 1 and the southwest corner of Lot 2 and This Tract;

THENCE: N 11°55'38" E, 544.81 feet, departing the northeast line of the 30 Acre Tract, with the east line of Lot 1 and the west line of Lot 2 and This Tract to the POINT OF BEGINNING and containing 5.01 acres of land in Bandera County, Texas, according to a survey on the ground on February 13, 2023, by Rickman Land Surveying, LLC.



Marion Ruth Bolton
Registered Professional Land Surveyor No. 4727

