

FIELD NOTES

Field notes of a 50.24 acre tract of land situated in Guadalupe County, Texas and being out of the Jesus Cantu Survey, Abstract 9, and being that same tract called 50 acres, conveyed to Lanster Kenneth Martin and wife, La Donna Martin, and described in deed recorded in Volume 444, Page 560, Official Public Records of Guadalupe County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a nail set in fence corner post in the west line of Farm to Market Road 1117 at the northeast corner of said called 50 acre tract and this tract, being the southeast corner of a 52.3 acre tract described in Volume 2822, Page 507, said point being S 01° 18' 51" E. 249.97 feet along the west line of Farm to Market 1117 (ROW width varies according to TxDOT ROW Map 216-5-1 dated January 1963), from a point 1.9' west of a Type I TxDOT concrete marker found at Station 82+00.

Thence S 01° 18' 51" E. 781.83 feet with fence along the west line of Farm to Market Road 1117, to a 1/2" iron rod set at the southeast corner of said called 50 acre tract and this tract, being the northeast corner of a 74.22 acre tract described in Volume 444, Page 560.

Thence along the south line of said called 50 acre tract, being the north line of said 74.22 acre tract, a 91 acre tract described in Volume 396, Page 612, a 45.8061 acre tract described in Document No. 2017005648, an 11.8620 acre tract, an 11.8639 acre tract, and an 11.9761 acre tract, all described in Document No. 202299007624, and a 49.93 acre tract described in Volume 2822, Page 507, as follows:

S 88° 58' 37" W. 1667.49 feet to a 10" wood post found at the northwest corner of said 91 acre tract, being the northeast corner of a 45.8061 acre tract.

S 89° 03' 53" W. 477.27 feet to a 1/2" iron rod with cap (Precision) found at the northwest corner of said 11.8620 acre tract, being the northeast corner of said 11.8639 acre tract.

S 88° 32' 20" W. 531.07 feet to a 10" wood corner post found at the southwest corner of said called 50 acre tract and this tract, being an interior corner of said 49.93 acre tract.

Thence N 01° 24' 04" W. 785.31 feet along an east line of said 49.93 acre tract, being the west line of said called 50 acre tract, to a 10" wood corner post found at the northwest corner of said called 50 acre tract and this tract, being the southwest corner of said 52.3 acre tract.

Thence N 88° 58' 38" E. 2798.20 feet along the south line of said 52.3 acre tract, being the north line of said called 50 acre tract, to the Place of Beginning and containing 50.24 acres of land according to a survey made on the ground.

All 1/2" iron rods set with yellow plastic cap "BASELINE CORP"

Job No. 2300000514 – Five Star Title

RE: Plat-Bearing Source: Texas Coordinate System NAD 83 (2011) - South Central Zone

Distances are GRID – to convert to surface multiply by 1.00016



Surveyed October 18, 2023

HENRY A. KUEHLEM
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4020