

METES AND BOUNDS DESCRIPTION OF A 37.80 ACRE TRACT

Being a 37.80 acre tract situated in the S. and J. Arocha Grant, Abstract 1, Wilson County, Texas and being that same 37.00 acre tract as described in a conveyance from Bryan Mack Stacy to Elizabeth Ann Leonesio recorded in Volume 813, Page 198, Official Public Records of Wilson County, Texas; said 37.80 acre tract surveyed by Jeffrey B. Berger, R.P.L.S. No. 5558 and being more particularly described as follows:

BEGINNING at a wood fence corner post found on the northeast line of the remaining portion of 10.00 acre tract as described in a conveyance to Vincent M. Thompson and wife, Laura S. Thompson recorded in Volume 1006, Page 597, Official Public Records of Wilson County, Texas and a 30-foot wide ingress-egress easement recorded in said Volume 813, Page 198, Official Public Records of Wilson County, Texas for access to State Highway No. 97, at the west corner of a 3.19 acre tract as described in a conveyance to Charles Roemer and wife, Sandra K. Roemer recorded in Volume 512, Page 841, Deed Records of Wilson County, Texas, for the south corner of said 37.00 acre tract and the herein described tract;

THENCE North 41° 52' 20" West 1195.74 feet generally along a barbed wire fence with the common line of said 37.00 acre tract, said remaining portion of a 10.00 acre tract, and a 2.00 acre tract as described in a conveyance to Sarah T. Blackston and husband, Kevin J. Blackston recorded in Document No. 100096, Official Public Records of Wilson County, Texas to a wood fence corner post found on the southeast line of a 29.62 acre tract as described in a conveyance to Janette Ann Martick, Trustee recorded in Document No. 53874, Official Public Records of Wilson County, Texas at the north corner of said remaining portion of a 10.00 acre tract, for the west corner of said 37.00 acre tract and the herein described tract;

THENCE North 48° 10' 39" East 1379.11 feet generally along a barbed wire fence with the common line of said 37.00 acre tract and said 29.62 acre tract to a wood fence corner post found on the southwest line of a 24.82 acre tract as described in a conveyance to Jesus Reynaldo Barrera recorded in Volume 2078, Page 650, Official Public Records of Wilson County, Texas at the east corner of said 29.62 acre tract, for the north corner of said 37.00 acre tract and the herein described tract;

THENCE South 41° 51' 04" East 1189.38 feet generally along a barbed wire fence with the common line of said 37.00 acre tract, said 24.82 acre tract, and a 4.998 acre tract as described in a conveyance to Paul Sadler and wife, Amanda Wibracht recorded in Volume 1972, Page 11, Official Public Records of Wilson County, Texas to a steel fence corner post found at the north corner of a 3.181 acre tract as described in a conveyance to Eileen Adele Bippert Pelech, et al recorded in Volume 1888, Page 342, Official Public Records of Wilson County, Texas, for the east corner of said 37.00 acre tract and the herein described tract;

THENCE generally along wire and barbed wire fences (no fence in some areas) with the common line of said 37.00 acre tract, said 3.181 acre tract, a 3.19 acre tract as described in a conveyance to William J. Nelson and spouse, Charlotte Ximenez-Nelson recorded in Volume 1789, Page 838, Official Public Records of Wilson County, Texas, a 3.19 acre tract as described in a conveyance to Jared Lindsey and wife, Cindy Lindsey recorded in Volume 1901, Page 847, Official Public Records of Wilson County, Texas, a 3.19 acre tract as described in a conveyance to Rafael Enrique Campos and wife, Marisol Campos recorded in Volume 2042, Page 126, Official Public Records of Wilson County, Texas, a 3.19 acre tract as described in a conveyance to the Shirley Floyd, LTE recorded in Volume 932, Page 3, Official Public Records of Wilson County, Texas, a 3.195 acre tract as described in a conveyance to Molly Rosalyn Huggins and husband, Peter Huggins recorded in Document No. 105594, Official Public Records of Wilson County, Texas, a 3.20 acre tract as described in a conveyance to Brandon James Archer and Jean Dunlop Archer recorded in Document No. 91841, Official Public Records of Wilson County, Texas, and said Roemer 3.19 acre tract, South 47° 26′ 02″ West 345.57 feet to an angle point of said 37.00 acre tract and the herein described tract and South 48° 04′ 26″ West 1033.13 feet to the POINT OF BEGINNING and containing 37.80 acres.

Surveyor's Notes:

1. Bearings are based on the Texas State Plane Coordinate System Grid (NAD 83)-South Central Zone.

2. A survey plat was prepared this same date as a part of this survey.

STATE OF TEXAS

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October 14, 2021

COUNTY OF WILSON §

It is hereby stated that the above description was prepared from an actual survey on the ground of the 37.80 acre tract made under my supervision.

Jeffrey B Berger, Registered Professional Land Surveyor No. 5558

JEFFREY B. BERGER

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