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TBPE&LS FIRM #10194135

FIELD NOTE DESCRIPTION OF A 51.73 ACRE TRACT OF LAND

Being a **51.73 acre** tract of land situated in the Peter Woods Survey No. 274, Abstract No. 1291 and A. Dechert Survey No. 274, Abstract No. 1287, Kendall County, Texas and being out of a called 63.3 acre tract of land recorded in Volume 336, Page 577, Deed Records, Kendall County, Texas, said **51.73 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a 10" wood fence post found in a southeast line of a called 332.5 acre tract of land recorded in Volume 346, Page 542, Deed Records, Kendall County, Texas, for the southwest corner of the above referenced 63.3 acre tract and herein described tract;

THENCE with southeast lines of said 332.5 acre tract and northwest lines of said 63.3 acre tract the following courses and distances:

N 16° 28' 09" E, a distance of **363.62'** to an iron rod found with a purple "RICKMAN CORNER" plastic cap;

N 16° 50' 11" E, a distance of **654.14'** to a 4" cedar fence post found;

and **N 17° 12' 34" E**, a distance of **997.93'** to a MAG nail set for the northwest corner of the herein described tract;

THENCE severing said 63.3 acre tract, **S 73° 22' 09" E**, a distance of **1376.64'** to an iron rod set in a northwesterly line of the remainder of a called 71.83 acre tract of land recorded in Volume 996, Page 1020, Official Public Records, Kendall County, Texas, a southeasterly line of said 63.3 acre tract, for northeast corner of the herein described tract;

THENCE with northwesterly lines of said 71.83 acre tract and southeasterly lines of said 63.3 acre tract the following courses and distances:

S 31° 23' 07" W, a distance of **84.86'** to an iron rod found with a purple "RICKMAN CORNER" plastic cap;

S 31° 17' 30" W, a distance of **411.31'** to a 5/8" iron rod found;

S 31° 22' 17" W, a distance of **224.37'** to a 1/2" iron rod found;

S 31° 19' 42" W, a distance of **314.47'** to an iron rod found with a purple "RICKMAN CORNER" plastic cap;

and **S 31° 20' 21" W**, a distance of **447.40'** to a 1/2" iron rod found for the northwest corner of a called 1,446.923 acre tract of land recorded in Volume 1241, Page 757, Official Public Records, Kendall County, Texas, the southwest corner of said 71.73 acre tract and a corner of the herein described tract;

THENCE with a northwesterly line of said 1,446.923 acre tract and a southeasterly line of said 63.3 acre tract, **S 31° 14' 49" W**, a distance of **580.10'** to a 3" metal fence post found for a corner of a called 110.4 acre tract of land recorded in Volume 1302, Page 509, Official Records, Kendall County, Texas, a southwest corner of said 1,446.923 acre tract, the southeast corner of said 63.3 acre tract and herein described tract;

THENCE with northeasterly lines of said 110.4 acre tract and southwesterly lines of said 63.3 acre tract the following courses and distances:

N 75° 39' 34" W, a distance of **203.25'** to an iron rod found with a purple "RICKMAN CORNER" plastic cap;

N 75° 17' 03" W, a distance of **329.86'** to a 7" cedar fence post found;


and **N 73° 31' 49" W**, a distance of **315.74'** to an iron rod found with a purple "RICKMAN CORNER" plastic cap for the northwest corner of said 110.4 acre tract, a corner of said 63.3 acre tract and herein described tract;

THENCE with a southwesterly line of said 63.3 acre tract, **N 74° 36' 56" W**, a distance of **16.98'** to the **POINT OF BEGINNING** containing **51.73 acres** of land.

Notes:

1. Basis of Bearing: Texas State Plane Coordinate System, South Central Zone, NAD83
2. A survey plat was prepared by separate document.
3. 1/2" iron rods set with a yellow "WCR" plastic cap. MAG nails set with a yellow "WCR" plastic washer.




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Job No. 2206-23