



TRACT 5 - 11.01 ACRES

LEGAL DESCRIPTION: Being 11.01 acres of land out of the J. B. Dupree Survey, Abstract No. 86, Karnes County, Texas and also being a portion of that certain 99.11 acre tract described in Instrument No. 202200000658 of the Official Public Records of Karnes County, Texas; Said 11.01 acre tract being more particularly described as follows and as surveyed under the supervision of Intrepid Surveying & Engineering Corporation in April, 2022:

BEGINNING at a 1/2 inch iron rod set in the southeast line of County Road No. 342 and the northwest line of said 99.11 acre tract for the west corner of that certain 11.01 acre tract (Tract 6) surveyed this same day by: Intrepid Surveying & Engineering Corporation and the north corner hereof and from which a 5/8 inch iron rod found in the southeast line of County Road No. 342 for the west corner of that certain 1.14 acre tract described in Volume 829, Page 475 of said Official Public Records, a north corner of said 99.11 acre tract and a north corner of that certain 11.01 acre tract (Tract 9) surveyed this same day by: Intrepid Surveying & Engineering Corporation bears North 44°45'19" East a distance of 501.50 feet;

THENCE South 46°33'53" East a distance of 2234.19 feet over and across said 99.11 acre tract and along the southwest line of said 11.01 acre tract (Tract 6) to a 1/2 inch iron rod set in the north line of that certain 946.7 acre tract described in Volume 574, Page 564 of said Official Public Records and the south line of said 99.11 acre tract for the southwest corner of said 11.01 acre tract (Tract 6) and the southeast corner hereof;

THENCE North 89°48'28" West a distance of 990.36 feet along the north line of said 946.7 acre tract and the south line of said 99.11 acre tract to a 1/2 inch iron rod set for the southeast corner of that certain 13.01 acre tract (Tract 3) surveyed this same day by: Intrepid Surveying & Engineering Corporation and the southwest corner hereof;

THENCE North 15°39'42" West a distance of 374.88 feet over and across said 99.11 acre tract and along a northeast line of said 13.01 acre tract (Tract 3) to a 1/2 inch iron rod set for the south corner of that certain 11.01 acre tract (Tract 4) surveyed this same day by: Intrepid Surveying & Engineering Corporation and a west corner hereof;

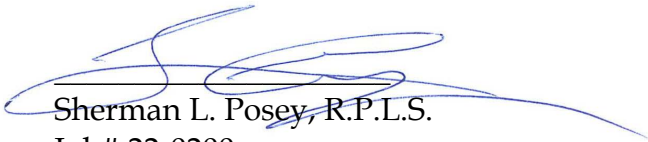
THENCE over and across said 99.11 acre tract and along the common lines of said 11.01 acre tract (Tract 4), the following 2 courses:

1. North 43°26'07" East a distance of 445.96 feet to a 1/2 inch iron rod set for an interior corner hereof;
2. North 46°33'53" West a distance of 1192.01 feet to a 1/2 inch iron rod set for in the southeast line of County Road No. 342 and the northwest line of said 99.11 acre tract for the west corner hereof;

THENCE North 44°45'19" East a distance of 40.01 feet along the southeast line of County Road No. 342 and the northwest line of said 99.11 acre tract to the **POINT OF BEGINNING** containing 11.01 acres more or less, and as shown on certified plat herewith.

Note: Bearings, distances and acreage shown hereon are NAD 83, South Central Zone and are derived from GPS techniques. Iron Rods set are a 1/2 inch rod with plastic caps marked "INTREPID".

Surveyed by;


Sherman L. Posey, R.P.L.S.
Job# 22-0200.

April 11, 2022