

TieRRa

SURVEYING

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METES AND BOUNDS DESCRIPTION

OF

TRACT 3

28.39 ACRE TRACT

Being 28.39 acres of land, more or less, known as Tract 3 and being out of a surveyed 181.95 acre tract, said 181.95 acre tract being out of a 184.12 acre tract recorded in Volume 224, Page 410, Deed Records of Duval County, Texas and being out of the South Quarter of Section 20, H&GNRR Company Survey, A-1549, Duval County, Texas and said 28.39 acre tract being more particularly described by metes and bounds as follows:

Beginning at a set 5/8-inch iron rod for the south corner of this tract, said corner being on the northwest right of way line of County Road 336 and from whence the intersection of the southwest boundary of said 181.95 acre tract and 184.12 acre tract with the northwest right of way line of County Road 336 bears S 44-51-33 W, 1090.00 feet;

Thence N 45-27-12 W with the southwest boundary of this tract and crossing said 181.95 acre tract and 184.12 acre tract, 2659.54 feet, to a set 5/8-inch iron rod for the west corner of this tract, said corner being on the northwest boundary of said 181.95 acre tract and 184.12 acre tract;


Thence N 44-53-37 E along a barbed wire fence and with the northwest boundary of this tract and said 181.95 acre tract and said 184.12 acre tract, 465.00 feet, to a set 5/8-inch iron rod for the north corner of this tract;

Thence S 45-27-12 E with the northeast boundary of this tract and crossing said 181.95 acre tract and said 184.12 acre tract, 2659.26 feet, to a set 5/8-inch iron rod for the east corner of this tract, said corner being on the northwest right of way line of said County Road 336, the same being the southeast boundary of said 181.95 acre tract;

Thence S 44-51-33 W along a barbed wire fence and with the southeast boundary of this tract and said 181.95 acre tract, the same being the northwest right of way line of County Road 336, 465.00 feet, to the point of beginning and containing 28.39 acres of land, more or less.

Notes:

1. Bearings are State Plane Grid..
2. Drawing accompanies this metes and bounds description.


George Rubalcaba, RPLS, LSLs, P.E.
TIERRA SURVEYING

5/25/2024

