



TRACT 4 - 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 5) 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 541.51 feet;

THENCE over and across said 99.11 acre tract and along the common lines of said 11.01 acre tract (Tract 5), the following 2 courses:

1. South 46°33'53" East a distance of 1192.01 feet to a 1/2 inch iron rod set for the east corner hereof;
2. South 43°26'07" West a distance of 445.96 feet to a 1/2 inch iron rod set in a northeast line of that certain 13.01 acre tract (Tract 3) surveyed this same day by: Intrepid Surveying & Engineering Corporation for the south corner hereof;

THENCE over and across said 99.11 acre tract and along the common lines of said 13.01 acre tract (Tract 3), the following 5 courses:

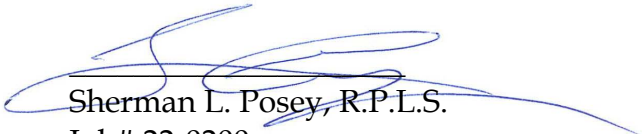
1. North 15°39'42" West a distance of 120.87 feet to a 1/2 inch iron rod set for a corner hereof;
2. North 32°02'49" West a distance of 238.85 feet to a 1/2 inch iron rod set for a corner hereof;
3. North 56°07'41" West a distance of 232.97 feet to a 1/2 inch iron rod set for a corner hereof;
4. North 60°01'45" West a distance of 575.40 feet to a 1/2 inch iron rod set for a corner hereof;
5. North 28°28'16" West a distance of 82.70 feet to 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 hereof;

THENCE North 44°45'19" East a distance of 471.12 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;

April 11, 2022



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