

BEING 5.799 ACRES SITUATED IN THE M. RIVERA SURVEY NO. 237, ABSTRACT NO. 575, BEING A PORTION OF A CALLED 91.2 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 336, PAGE 736, DEED RECORDS, GILLESPIE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF F.M. 1631 (60 FOOT RIGHT-OF-WAY), AT THE SOUTHEAST CORNER OF A CALLED 5.32 ACRE TRACT DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 20213460, OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TEXAS, AND FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, WITH THE EAST LINE OF SAID 5.32 ACRE TRACT, N 03°48'05" W, A DISTANCE OF 581.02 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 5.32 ACRE TRACT AND FOR A WEST ANGLE CORNER OF THIS TRACT;

THENCE, WITH THE NORTH LINE OF SAID 5.32 ACRE TRACT, S 86°03'019" W, A DISTANCE OF 262.95 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF A CALLED 11.75 ACRE TRACT DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 20092905, OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TEXAS, AND FOR A WEST ANGLE CORNER OF THIS TRACT;

THENCE, WITH THE EAST LINE OF SAID 11.75 ACRE TRACT, N 00°32'39" W, A DISTANCE OF 293.39 FEET TO A FENCE CORNER POST FOUND AT THE SOUTHWEST CORNER OF A CALLED 6.0 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 57, PAGE 647, OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TEXAS, AND FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, WITH THE SOUTH LINE OF SAID 6.0 ACRE TRACT, S 82°11'37" E, A DISTANCE OF 365.98 FEET TO 1/2 INCH IRON ROD FOUND AT A WEST ANGLE CORNER OF A SAID 85.4 ACRE PORTION OF SAID 91.2 ACRES, AT THE SOUTHEAST CORNER OF SAID 6.0 ACRE TRACT, AND FOR A NORTH ANGLE CORNER OF THIS TRACT;

THENCE, WITH THE SOUTH LINE OF SAID 85.4 ACRE PORTION, S 87°24'12" E, A DISTANCE OF 132.21 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYORS CAP STAMPED "ATWELL" SET AT A SOUTH ANGLE CORNER OF SAID 91.2 ACRE, NORTHWEST CORNER OF A CALLED 5.04 ACRE TRACT, RECORDED IN 20181566, OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TEXAS, AND FOR A NORTHEAST CORNER OF THIS TRACT;

THENCE, WITH THE WEST LINE OF SAID 5.04 ACRE TRACT, S 03°38'10" E, A DISTANCE OF 202.88 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 5.04 ACRE TRACT, AT THE NORTHWEST CORNER OF A CALLED 5.0 ACRE TRACT, RECORDED IN VOLUME 245, PAGE 668, OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TEXAS, AND FOR A EAST ANGLE CORNER OF THIS TRACT;

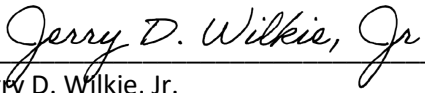
THENCE, WITH THE WEST LINE OF SAID 5.0 ACRE TRACT, S 03°48'02" E, A DISTANCE OF 494.02 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF F.M. 1631, AT THE SOUTHWEST CORNER OF SAID 5.0 ACRE TRACT, AND FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, WITH THE NORTH LINE OF F.M. 1631 THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. A CURVE TO THE RIGHT (C1) WITH A RADIUS OF 4731.05 FEET, A CHORD BEARING AND DISTANCE OF S 66°12'01" W, 239.57 FEET TO A 1/2 INCH IRON ROD FOUND FOR A SOUTH ANGLE CORNER OF THIS TRACT;
2. S 67°29'59" W, A DISTANCE OF 18.95 FEET TO THE POINT OF BEGINNING, CONTAINING 5.799 ACRES, MORE OR LESS, IN GILLESPIE COUNTY, TEXAS.

These field notes were prepared from an on the ground survey performed on March 04, 2022.

For reference and further information see survey plat prepared March 22, 2022.


Jerry D. Wilkie, Jr.
Registered Professional Land Surveyor
Registration No. 4724
210-861-0733 cell

