



TRACT 7 - 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 8) 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 108.02 feet;

THENCE South 46°33'53" East a distance of 1353.35 feet over and across said 99.11 acre tract and along the southwest line of said 11.01 acre tract (Tract 8) to a 1/2 inch iron rod set for a north corner of that certain 11.01 acre tract (Tract 6) surveyed this same day by: Intrepid Surveying & Engineering Corporation and the east corner hereof;

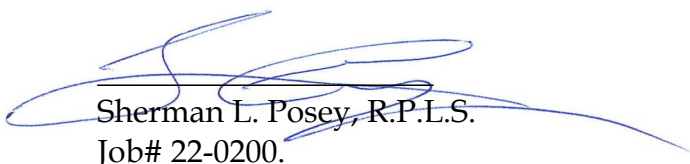
THENCE over and across said 99.11 acre tract and along the common lines of said 11.01 acre tract (Tract 6), the following 2 courses:

1. South 43°26'07" West a distance of 353.38 feet to a 1/2 inch iron rod set for the south corner hereof;
2. North 46°33'53" West a distance of 1361.49 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 353.47 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