

Sherry

12.001 ACRES
(522,743 SQ. FT.)
109291-50001ex2.dwg

FN NO.109291-50001-2
MARCH 16, 2011
JOB NO. R0109291-50001

FIELD NOTE DESCRIPTION

12.001 ACRE TRACT OF LAND SITUATED IN UVALDE COUNTY, TEXAS, OUT OF THE I.D. COLTER SURVEY NO. 624, ABSTRACT 132, BEING A PORTION OF THAT CERTAIN 24.33 ACRE TRACT CALLED TRACT 4 AS CONVEYED TO GENEVA VAN PELT AS DESCRIBED IN DEED OF VOLUME 260, PAGES 749-752 OF THE DEED RECORDS OF UVALDE COUNTY, TEXAS; SAID 12.001 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH ALL BEARINGS BEING REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE:

BEGINNING, AT A SET $\frac{1}{2}$ INCH IRON ROD WITH BPI CAP LOCATED IN THE EASTERLY LINE OF THAT CERTAIN 4.64 ACRE TRACT CONVEYED TO THOMAS W. VAN PELT AND PATRICIA VAN PELT BY DEED OF RECORD IN VOLUME 345, PAGE 677 OF SAID DEED RECORDS, SAME BEING A POINT IN THE WESTERLY LINE OF SAID TRACT 4 FOR THE NORTHWESTERLY CORNER HEREOF;

THENCE, N $82^{\circ} 38' 28''$ E, INTO AND ACROSS SAID TRACT 4, PASSING A SET $\frac{1}{2}$ INCH IRON ROD WITH BPI CAP FOR REFERENCE IN THE TOP BANK AT A DISTANCE OF 3482.25 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 3722.26 FEET TO A POINT IN THE CENTER OF THE FRIO RIVER, BEING THE NORTHEASTERLY CORNER OF HEREOF;

THENCE, S $07^{\circ} 00' 00''$ E, WITH THE CENTER OF THE FRIO RIVER, A DISTANCE OF 140.47 FEET FOR THE SOUTHEASTERLY CORNER OF SAID TRACT 4 AND HEREOF;

THENCE, S $82^{\circ} 31' 59''$ W, ALONG THE SOUTHERLY LINE OF SAID TRACT 4, PASSING A SET $\frac{1}{2}$ INCH IRON ROD WITH BPI CAP FOR REFERENCE IN THE TOP BANK AT A DISTANCE OF 284.99 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 3722.29 FEET TO A FOUND FENCE POST MARKING THE SOUTHEASTERLY CORNER OF SAID 4.64 ACRE TRACT, BEING THE SOUTHWESTERLY CORNER OF SAID TRACT 4 AND HEREOF;

THENCE, N $07^{\circ} 00' 00''$ W, ALONG A PORTION OF THE EASTERLY LINE OF SAID 4.64 ACRE TRACT, A DISTANCE OF 144.25 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 12.165 ACRES (529,888 SQ. FT.) OF LAND, MORE OR LESS.

SAVE AND EXCEPT

THAT CERTAIN 0.164 ACRES (7,145 SQ. FT.), CURRENTLY MAINTAINED BY UVALDE COUNTY, KNOWN AS C.R. 350:

COMMENCING, AT A SET ½ INCH IRON ROD WITH BPI CAP LOCATED IN THE EASTERLY LINE OF THAT CERTAIN 4.64 ACRE TRACT CONVEYED TO THOMAS W. VAN PELT AND PATRICIA VAN PELT BY DEED OF RECORD IN VOLUME 345, PAGE 677 OF SAID DEED RECORDS, SAME BEING A POINT IN THE WESTERLY LINE OF SAID TRACT 4;

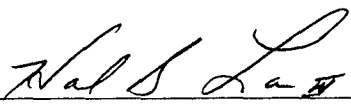
THENCE, N 82° 38' 28" E, INTO AND ACROSS SAID TRACT 4, A DISTANCE OF 3061.31 FEET TO A SET ½ INCH IRON ROD WITH BPI CAP IN THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 350 FOR THE **POINT OF BEGINNING**, OF THE HEREIN DESCRIBED TRACT;

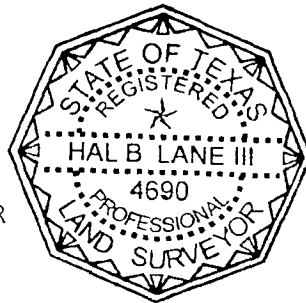
THENCE, N 82° 35' 28" E, OVER AND ACROSS SAID COUNTY ROAD 350, A DISTANCE OF 48.24 FEET TO A SET ½ INCH IRON ROD WITH BPI CAP;

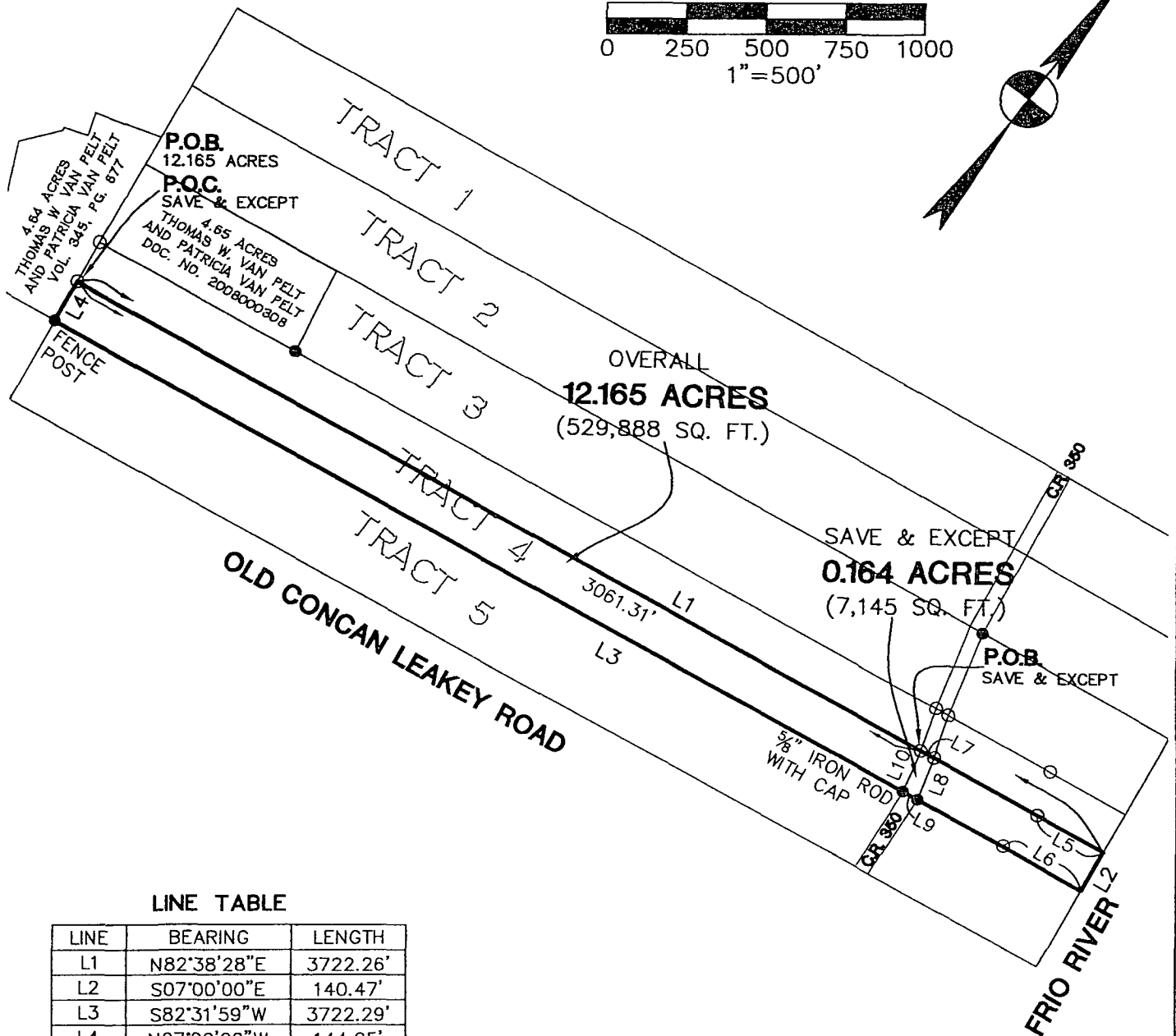
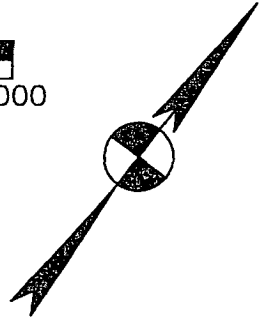
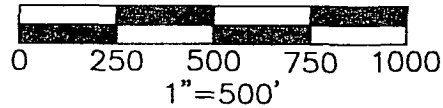
THENCE, S 14° 55' 33" E, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 350, A DISTANCE OF 142.29 FEET TO A FOUND ½ INCH IRON ROD;

THENCE, S 82° 31' 59" W, OVER AND ACROSS SAID COUNTY ROAD 350, A DISTANCE OF 53.03 FEET TO A FOUND 5/8 INCH IRON ROD WITH CAP;

THENCE, N 13° 00' 17" W, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 350, A DISTANCE OF 141.80 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 0.164 ACRES (7,145 SQ. FT.) OF LAND, MORE OR LESS.

 3/17/11
HAL B. LANE III
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4690
BURY & PARTNERS, INC.
ENGINEERS AND SURVEYORS
922 ISOM ROAD, SUITE #100
SAN ANTONIO, TEXAS 78216





LINE TABLE

LINE	BEARING	LENGTH
L1	N82°38'28"E	3722.26'
L2	S07°00'00"E	140.47'
L3	S82°31'59"W	3722.29'
L4	N07°00'00"W	144.25'
L5	S82°35'28"W	240.01'
L6	S82°31'59"E	284.99'
L7	N82°35'28"E	48.24'
L8	S14°55'33"E	142.29'
L9	S82°31'59"W	53.03'
L10	N13°00'17"W	141.80'

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING

Bury+Partners

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SKETCH TO ACCOMPANY DESCRIPTION OF

OF A 12.001 ACRE TRACT SITUATED IN UVALDE COUNTY, TEXAS, OUT OF THE I.D. COLTER SURVEY NO. 624, ABSTRACT 132, BEING A PORTION OF THAT CERTAIN 24 33 ACRE TRACT CALLED TRACT 4 AS CONVEYED TO GENEVA VAN PELT AS DESCRIBED IN DEED OF VOLUME 260, PAGES 749-752 OF THE DEED RECORDS OF UVALDE COUNTY, TEXAS

**BRUCE
VAN PELT**

DATE: 03/16/11 DRAWN BY: MTH FILE: H:\109291\50001\109291-50001ex2.dwg FN NO. 109291-50001-2 PROJECT No. R0109291-50001