



All of a certain tract or parcel of land situated in the Caldwell County, Texas and being also a part of the Michael Gillan Survey A-10 in Caldwell County, Texas and being all of a tract of land designated as First Tract called 1.6 acres and a part of a tract of land designated as Second Tract called 1.6 acres and conveyed to James C. Guthrie et ux by deed recorded in Volume 94 Page 427 of the Official Records of Caldwell County, Texas and being more particularly described as follows:

BEGINNING at a ½" iron pin found used for basis of bearing in an angle point of the above mentioned Second Tract and the intersection of the NW line of State Park Road (Farm to Market #20) and the West line of North Main Street for the SE corner this tract.

THENCE S 48 degrees 49 minutes 00 seconds W with the East line of the said Second Tract and the above mentioned First Tract and the NW line of State Park Road **296.58 feet** to a ¾" iron pipe found in the SE corner of the said First Tract and the apparent NE corner of a tract of land described in Exhibit "A" called 1.6 acres and conveyed to William Robert Smith et al by deed recorded in Volume 340 Page 610 of the said Official Records for an angle point this tract and from said capped ½" iron pin set (stamped "HINKLE SURVEYORS") a concrete monument found used for basis of bearing bears S 48 degrees 49 minutes 00 seconds W 535.04 feet.

THENCE S 68 degrees 06 minutes 05 seconds W with the South line of the said Second Tract and the apparent North line of the above mentioned Smith tract 249.09 feet pass a capped ½" iron pin set (stamped "HINKLE SURVEYORS") for a reference point and continue for a total distance of **299.09 feet** to a point in the mantle bank of the San Marcos River for the SW corner this tract.

THENCE along the mantle bank of the San Marcos River for the following Five (5) courses:

- 1) **N 24 degrees 30 minutes 25 seconds E 198.89 feet** to a point in the mantle bank of the San Marcos River for an angle point this tract.
- 2) **N 67 degrees 09 minutes 03 seconds E 89.19 feet** to a point in the mantle bank of the San Marcos River for an angle point this tract.
- 3) **N 00 degrees 24 minutes 36 seconds E 55.59 feet** to a point in the mantle bank of the San Marcos River for an angle point this tract.
- 4) **N 23 degrees 09 minutes 29 seconds E 29.65 feet** to a point in the mantle bank of the San Marcos River for an angle point this tract.
- 5) **N 62 degrees 46 minutes 04 seconds E 72.47 feet** to a point in the mantle bank of the San Marcos River in the apparent North line of the said Second Tract and the apparent South line of a tract of land called 1.643 acres and conveyed to Sara Dian Donnell et al by deed recorded in Volume 547 Page 551 of the said Official Records for the NW corner this tract.



THENCE N 83 degrees 41 minutes 52 seconds E with the North line of the said Second Tract and the apparent South line of the above mentioned 1.643 acre tract 39.36 feet to a capped 1/2" iron pin set (stamped "HINKLE SURVEYORS") for a reference point and continue for a total distance of **255.45 feet** to 1/2" iron pin found in the East line of the said Second Tract and the West line of North Main Street for the NE corner this tract.

THENCE S 06 degrees 04 minutes 27 seconds E with the East lines of the said Second Tract and First Tract and the West line of North Main Street **53.12 feet** to the place of beginning containing **1.720 acres** of land more or less.

I hereby certify that the foregoing field notes are a true and correct description of a survey made under my direct supervision on April 10, 2019. **THESE FIELD NOTES ARE CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.

