

FIELD NOTES – 106.481 ACRES
KARNES COUNTY, TEXAS

Being a 106.481 acre tract of land out of the James Bradberry Survey, Abst. No. 24, in Karnes County, Texas; said 106.481 acres being out of a called 233.50 acre tract described in Doc. No. 202200002069, Official Public Records of Karnes County, Texas; said 106.481 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found iron rod, in the southeast line of F. M. 99, for the north corner of said 233.50 acres, the west corner of a called 238.68 acre tract (recorded in Doc. No. 201500142409, Official Public Records) and the north corner of the herein described tract;

THENCE, following the common line between said 233.50 and 238.68 acres, S 21°03'27" E, at 797.76 feet passing a set iron rod, a total distance of 1934.60 feet to a set iron rod for the east corner of the herein described tract; said point bears N 21°03'27" W – 2145.63 feet from a found iron rod for the east corner of said 233.50 acres;

THENCE, over and across said 233.50 acres, S 69°00'29" W – 2402.76 feet to a set iron rod, in the northeast line of County Road 189, for the south corner of the herein described tract; said point bears N 20°59'31" W – 168.70 feet from a found wood fence post for the west corner of a called 1.99 acre tract (recorded in Doc. No. 201800001896, Official Public Records);

THENCE, following the northeast line of County Road 189, N 20°59'31" W, passing set iron rods at 444.81 feet and 1197.52 feet, a total distance of 1781.23 feet to a found wood fence post for the west corner of the herein described tract;

THENCE, following the boundary line of said 233.50 acres, N 69°59'17" E – 209.73 feet to a found wood fence post and N 21°06'35" W – 179.39 feet to a found wood fence post, in the southeast line of F. M. 99, for the northwest corner of said 233.50 acres and the northwest corner of the herein described tract;

THENCE, following the southeast line of F. M. 99, N 69°35'41" E, at 1087.07 feet passing a set iron rod, a total distance of 2191.33 feet to the POINT OF BEGINNING.

Said tract contains 106.481 acres of land, more or less. These field notes are made from a survey and drawing made under my supervision dated June 22, 2023. All bearings are from GPS observations based on Texas State Plane Coordinate System, South Central Zone, NAD 83.



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