

PFEIFFER LAND SURVEYING

918 Adler Street, Boerne, Texas 78006
Phone: 830-249-3385

FIELD NOTES FOR A 271.623 ACRE TRACT OF LAND

Being a **271.623 acre** tract of land out of the Michael Gillan Survey No. 4, Abstract No. 10, Caldwell County, Texas, said **271.623 acre** tract also being all of that certain 239.835 acre tract recorded in Document Number 18-004190, Official Public Records, Caldwell County, Texas and described in Volume 458, Page 41, Official Public Records, Caldwell County, Texas and also being all of that certain 31.749 acre tract recorded in Document Number 18-004190, Official Public Records, Caldwell County, Texas and described in Volume 457, Page 539, Official Public Records, Caldwell County, Texas, said **271.623 acre** tract being more particularly described by metes and bounds as follows:

Beginning at a ½” iron rod found at the westernmost corner of the above referenced 239.835 acre tract, the westernmost corner of the herein described tract and the northeast corner of that certain .75 acre tract recorded in Document Number 18-004189, Official Public Records, Caldwell County, Texas;

Thence, with multiple northwest lines of said 239.835 acre tract, the following three (3) courses and distances:

North 48 degrees 34 minutes 27 seconds East, a distance of **537.69 feet** to a bent sucker rod found for angle;

North 48 degrees 32 minutes 56 seconds East, a distance of **475.47 feet** to a ½” iron rod found with a “Hinkle” plastic cap for angle;

and **North 48 degrees 52 minutes 06 seconds East**, a distance of **544.78 feet** to a ½” iron rod found with an “M & S Engr.” plastic cap at the south corner of the above referenced 31.749 acre tract for an interior corner of the herein described tract;

Thence, with the southwest line of said 31.749 acre tract, **North 41 degrees 11 minutes 53 seconds West**, a distance of **575.47 feet** to a ½” iron rod found with an “M & S Engr.” plastic cap at the west corner of said 31.749 acre tract and a west corner of the herein described tract;

Thence, with the northwest line of said 31.749 acre tract, **North 48 degrees 23 minutes 45 seconds East**, a distance of **2448.85 feet** to a 2” metal pipe fence post found at the north corner of said 31.749 acre tract and the north corner of the herein described tract, said point also being at the occupied west corner of that certain 42 acre tract recorded in Volume 123, Pages 668-671, Official Public Records, Caldwell County, Texas;

Thence, with a northeast line of said 31.749 acre tract, **South 25 degrees 50 minutes 12 seconds East**, a distance of **616.81 feet** to a 2” metal pipe fence post found at the east corner of said 31.749 acre tract and the north corner of said 239.835 acre tract;

Thence, with a northeast line of said 239.835 acre tract, **South 25 degrees 34 minutes 05 seconds East**, a distance of **316.44 feet** to a ½” iron rod found for angle, said point also being the occupied south corner of said 42 acre tract and the west corner of that certain 122.000 acre tract recorded in Document Number 2016-000950, Official Public Records, Caldwell County, Texas;

Thence, with multiple northeast lines of said 239.835 acre tract, multiple southwest lines of said 122.000 acre tract and in part with a southwest line of the remainder of a 147.667 acre tract recorded in Volume 102, Pages 299-302, Official Public Records, Caldwell County, Texas, the following three (3) courses and distances:

South 25 degrees 35 minutes 49 seconds East, a distance of **1576.67 feet** to a ½” iron rod with an orange “Pfeiffer Survey” plastic cap set at the base of an 8” treated post as called for in description of the 239.835 acre tract;

South 22 degrees 05 minutes 45 seconds East, a distance of **386.14 feet** to a ½” iron rod with an orange “Pfeiffer Survey” plastic cap set at the base of an 8” treated post as called for in description of the 239.835 acre tract;

and **South 19 degrees 08 minutes 58 seconds East**, a distance of **780.47 feet** to a ½” iron rod found in the occupied northwest right-of-way line of County Road #112 or Callihan Road, at the east corner of said 239.835 acre tract, the east corner of the herein described tract and the south corner of said 147.667 acre tract;

Thence, with the occupied northwest right-of-way line of County Road #112 or Callihan Road and multiple southeast lines of said 239.835 acre tract, the following two (2) courses and distances:

South 49 degrees 17 minutes 21 seconds West, a distance of **351.57 feet** to a 2” metal pipe fence post found for angle;

and **South 32 degrees 28 minutes 28 seconds West**, a distance of **86.23 feet** to a 2” metal pipe fence post found at the north corner of that certain 21.510 acre tract recorded in Volume 466, Pages 764-768, Official Public Records, Caldwell County, Texas;

Thence, with the northwest line of said 21.510 acre tract and a southeast line of said 239.835 acre tract, **South 48 degrees 52 minutes 39 seconds West**, a distance of **1558.63 feet** to a 2” metal pipe fence post found at the west corner of said 21.510 acre tract;

Thence, with a southeast line of said 239.835 acre tract, **South 48 degrees 51 minutes 39 seconds West**, a distance of **960.65 feet** to a ½” iron rod found with an illegible plastic cap at a south corner of said 239.835 acre tract and the east corner of that certain 1.00 acre tract recorded in Document Number 2016-007416, Official Public Records, Caldwell County, Texas;

Thence, with a southwest line of said 239.835 acre tract and the northeast line of said 1.00 acre tract, **North 32 degrees 19 minutes 42 seconds West**, a distance of **124.98 feet** to a ½” iron rod found for an interior corner of said 239.835 acre tract, an interior corner of the herein described tract and the north corner of said 1.00 acre tract;

Thence, with the northwest line of said 1.00 acre tract and a southeast line of said 239.835 acre tract, **South 48 degrees 54 minutes 16 seconds West**, a distance of **352.54 feet** to a ½” iron rod found at a south corner of said 239.835 acre tract and the west corner of said 1.00 acre tract, said point also being in the northeast right-of-way line of State Highway No. 80;

Thence, with multiple southwest lines of said 239.835 acre tract and the northeast right-of-way line of State Highway No. 80, the following two (2) courses and distances:

North 31 degrees 16 minutes 21 seconds West, a distance of **360.32 feet** to a ½” iron rod found with a “Hinkle” plastic cap;

and around a curve in a counterclockwise direction having a delta angle of **03 degrees 08 minutes 36 seconds**, an arc distance of **317.08 feet**, a radius of **5779.58 feet**, and a chord that bears **North 32 degrees 52 minutes 38 seconds West**, a distance of **317.04 feet** to a ½” iron rod found at the south corner of that certain 0.230 acre tract recorded in Volume 293, Page 88, Official Public Records, Caldwell County, Texas;

Thence, around said 0.230 acre tract and with multiple lines of said 239.835 acre tract, the following three (3) courses and distances:

North 55 degrees 32 minutes 34 seconds East, a distance of **100.09 feet** to a ½” iron rod found at the east corner of said 0.230 acre tract;

North 34 degrees 28 minutes 01 seconds West, a distance of **99.80 feet** to a ½” iron rod found at the north corner of said 0.230 acre tract;

and **South 56 degrees 03 minutes 54 seconds West**, a distance of **101.54 feet** to a ½” iron rod found for the west corner of said 0.230 acre tract, said point also being in the northeast right-of-way line of State Highway No. 80;

Thence, with multiple southwesterly lines of said 239.835 acre tract and the northeasterly right-of-way line of State Highway No. 80, the following seven (7) courses and distances:

around a curve in a counterclockwise direction having a delta angle of **03 degrees 05 minutes 36 seconds**, an arc distance of **312.02 feet**, a radius of **5779.58 feet**, and a chord that bears **North 36 degrees 57 minutes 54 seconds West**, a distance of **311.98 feet** to a bent ½” iron rod found;

North 38 degrees 14 minutes 12 seconds West, a distance of **158.10 feet** to a ½” iron rod found for corner;

North 51 degrees 48 minutes 14 seconds East, a distance of **25.04 feet** to a ½” iron rod found for corner;

North 38 degrees 28 minutes 48 seconds West, a distance of **201.52 feet** to a ½” iron rod found with a “Hinkle” plastic cap for corner;

North 51 degrees 41 minutes 00 seconds East, a distance of **124.75 feet** to a broken Texas Department of Transportation concrete right-of-way marker for corner;

North 38 degrees 29 minutes 57 seconds West, a distance of **698.92 feet** to a ½” iron rod found for corner;

and **South 51 degrees 44 minutes 33 seconds West**, a distance of **64.23 feet** to a ½” iron rod found with a “Hinkle” plastic cap for corner, said point also being at the southern tip of the aforementioned .75 acre tract;

Thence, with a southwest line of said 239.835 acre tract and the northeast line of said .75 acre tract, **North 33 degrees 10 minutes 00 seconds West**, a distance of **677.68 feet** to the **Point of Beginning** containing **271.623 acres**.

Note: The bearings are based on the Texas State Plane Coordinate System, South Central Zone, 4204, NAD83. A drawing was prepared for this tract.



A handwritten signature in red ink, appearing to read "Wes Rexrode", is written over a horizontal line.

Wes Rexrode
Registered Professional Land Surveyor No. 6001
Job Number: 9-23 (271.623 Acre Tract)