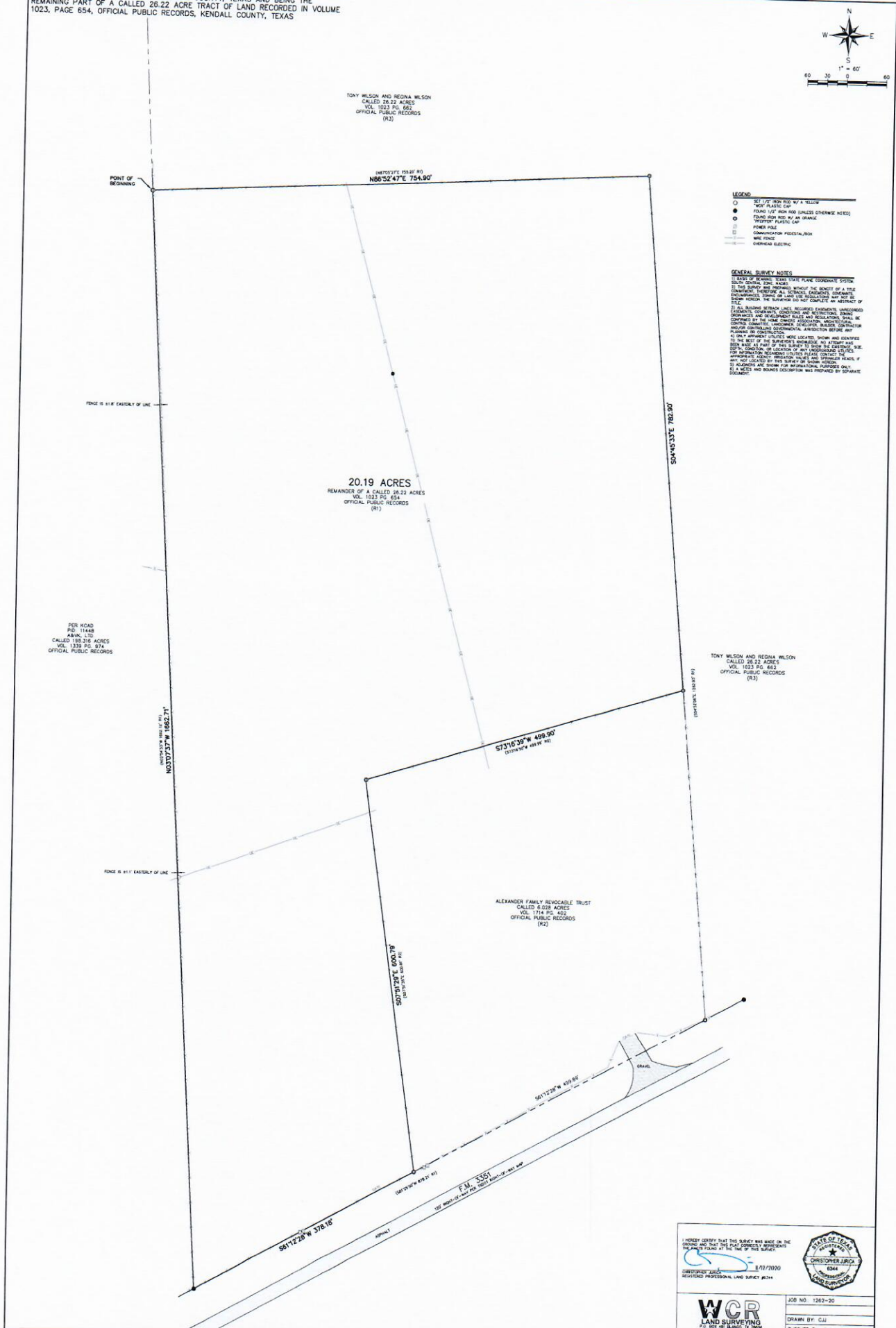
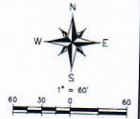


SURVEY SHOWING A 20.19 ACRE TRACT OF LAND SITUATED IN THE D. L. RICHARDSON SURVEY NO. 7, ABSTRACT NO. 1, KENDALL COUNTY, TEXAS AND BEING THE REMAINING PART OF A CALLED 26.22 ACRE TRACT OF LAND RECORDED IN VOLUME 1023, PAGE 654, OFFICIAL PUBLIC RECORDS, KENDALL COUNTY, TEXAS



- LEGEND
- SET 1/2" IRON ROD W/ A YELLOW "TOP" PLASTIC CAP
 - FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
 - FOUND IRON ROD W/ AN ORANGE "TOP" PLASTIC CAP
 - POWER POLE
 - COMMUNICATION PNEUMATIC/IRON
 - WIRE FENCE
 - OVERHEAD ELECTRIC

GENERAL SURVEY NOTES

(1) BASIS OF SURVEY: TEXAS STATE PLANE COORDINATE SYSTEM
 (2) SURVEY CONTROL: THIS SURVEY WAS CONTROLLED BY A TRIPLE TRIANGULATION NETWORK ALL OF WHICH IS LOCATED OUTSIDE THE BOUNDARIES OF THIS SURVEY. THE SURVEYOR DO NOT COMPLETE AN ABSTRACT OF THIS SURVEY UNLESS ALL REQUIRED REQUIREMENTS ARE MET.
 (3) ALL BOUNDARY LINES, UNLESS OTHERWISE SPECIFIED, ARE UNBOUNDARIED LINES. UNLESS OTHERWISE SPECIFIED, ALL BOUNDARIES ARE UNBOUNDARIED LINES. UNLESS OTHERWISE SPECIFIED, ALL BOUNDARIES ARE UNBOUNDARIED LINES.
 (4) ONLY APPARENT UTILITIES WERE LOCATED, SHOWN AND IDENTIFIED TO THE BEST OF THE SURVEYOR'S KNOWLEDGE AND BELIEF.
 (5) THE SURVEYOR HAS NO KNOWLEDGE OF ANY UNRECORDED UTILITIES OR RIGHTS IN THIS SURVEY. THE SURVEYOR HAS NO KNOWLEDGE OF ANY UNRECORDED UTILITIES OR RIGHTS IN THIS SURVEY. THE SURVEYOR HAS NO KNOWLEDGE OF ANY UNRECORDED UTILITIES OR RIGHTS IN THIS SURVEY.
 (6) THE SURVEYOR HAS NO KNOWLEDGE OF ANY UNRECORDED UTILITIES OR RIGHTS IN THIS SURVEY. THE SURVEYOR HAS NO KNOWLEDGE OF ANY UNRECORDED UTILITIES OR RIGHTS IN THIS SURVEY.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THE PLAT CORRECTLY REPRESENTS THE SAME AS FOUND AT THE TIME OF THIS SURVEY.

CHRISTOPHER J. BUCK
REGISTERED PROFESSIONAL LAND SURVEYOR #244

8/17/2020

WCR
LAND SURVEYING
P.O. BOX 48, BLANCK, TEXAS
817-897-7811

JOB NO. 1262-20
DRAWN BY: CJB
CHECKED BY: CJB
SHEET: 1 OF 1



LAND SURVEYING

P.O. Box 481 Blanco, TX 78606
(512)618-7672 rpls6344@gmail.com
TBPE&LS FIRM #10194135

FIELD NOTE DESCRIPTION OF A 20.19 ACRE TRACT OF LAND

Being a **20.19 acre** tract of land situated in the D. L. Richardson Survey No. 7, Abstract No. 1, Kendall County, Texas and being the remaining part of a called 26.22 acre tract of land recorded in Volume 1023, Page 654, Official Public Records, Kendall County, Texas, said **20.19 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found with an orange "PFEIFFER" plastic cap in or near the east line of a called 198.316 acre tract of land recorded in Volume 1339, Page 974, Official Public Records, Kendall County, Texas, the westernmost southwest corner of a called 26.22 acre tract of land recorded in Volume 1023, Page 662, Official Public Records, Kendall County, Texas, the northwest corner of the above referenced 26.22 acre tract and herein described tract;

THENCE with a south line of said 26.22 acre tract (Vol. 1023 Pg. 662) and the north line of said 26.22 acre tract (Vol. 1023 Pg. 654), **N 86° 52' 47" E**, a distance of **754.90'** to an iron rod found with an orange "PFEIFFER" plastic cap for an interior corner of said 26.22 acre tract (Vol. 1023 Pg. 662), the northeast corner of said 26.22 acre tract (Vol. 1023 Pg. 654) and herein described tract;

THENCE with a west line of said 26.22 acre tract (Vol. 1023 Pg. 662) and the east line of said 26.22 acre tract (Vol. 1023 Pg. 654), **S 04° 45' 33" E**, a distance of **782.90'** to an iron rod found with an orange "PFEIFFER" plastic cap for the northeast corner of a called 6.028 acre tract of land recorded in Volume 1714, Page 402, Official Public Records, Kendall County, Texas and the easternmost southeast corner of the herein described tract;

THENCE with the northerly and westerly line of said 6.028 acre tract the following courses and distances:

S 73° 16' 39" W, a distance of **499.90'** to an iron rod found with an orange "PFEIFFER" plastic cap for the northwest corner of said 6.028 acre tract and the interior corner of there herein described tract;

and **S 07° 51' 29" E**, a distance of **600.79'** to an iron rod found with an orange "PFEIFFER" plastic cap in the northwesterly right-of-way line of F.M. 3351, being the southeasterly line of said 26.22 acre tract (Vol. 1023 Pg. 654), for the southwest corner of said 6.028 acre tract and the southernmost southeast corner of the herein described tract;

THENCE with the northwesterly right-of-way line of F.M. 3351 and the southeasterly line of said 26.22 acre tract (Vol. 1023 Pg. 654), **S 61° 12' 28" W**, a distance of **378.18'** to a 1/2" iron rod found at or near the southeast corner of the aforementioned 198.316 acre tract, the southwest corner of said 26.22 acre tract (Vol. 1023 Pg. 654) and herein described tract;

THENCE along the easterly line of said 198.316 acre tract and with the westerly line of said 26.22 acre tract (Vol. 1023 Pg. 654), N 03° 07' 37" W, a distance of **1662.71'** to the **POINT OF BEGINNING** containing **20.19 acres** of land.

Notes:

1. Basis of Bearing: Texas State Plane Coordinate System, South Central Zone, NAD83
2. A survey plat was prepared by separate document.
3. 1/2" iron rods set with a yellow "WCR" plastic cap.



11/11/2020

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Job No. 1262-20