

METES AND BOUNDS DESCRIPTION
FOR A 197.952 ACRE TRACT

Being a 197.952 acre of tract, located in the Antonio Maria Esnaurizar Survey, A-20, being part of a residue of Tract Seven, a called 127.74 acre tract, and part of Tract Four, a called 80.48 acre tract, described in Volume 4221, Page 706, Official Public Records, Guadalupe County, Texas, said 197.952 acre tract being more particularly described as follows:

BEGINNING at 3/8" iron pin found in the Southwest right-of-way line of Pieper Road for the East corner of the herein described tract, same being the East corner of said Tract Four and an angle point of a 35.141 acre tract, described in Volume 1607, Page 47, Official Public Records, Guadalupe County, Texas;

THENCE departing the right-of-way of Pieper Road, with the common line of the herein described tract, said Tract Four, said 35.141 acre tract, and a 75 acre tract called the remainder of Tract II, described in Volume 649, Page 490, Deed Records, Guadalupe County, Texas, S 45°40'28" W a distance of 6603.33 feet to a point for the Southernmost West corner of the herein described tract, same being the North corner of Tract Five, described in Volume 4221, Page 707, Official Public Records, Guadalupe County, Texas;

THENCE departing the Southeast line of Tract Four and the Northwest line of Tract II, over and across said Tract Four, the following 2 calls:

1. N 44°50'09" W a distance of 352.85 feet to a point for an ell corner of the herein described tract;
2. S 45°39'37" W a distance of 798.62 feet to a point in the Northeast right-of-way line of State Highway 46, from which a 1/2" iron pin found for the South corner of Tract Five bears S 36°52'37" E a distance of 949.12 feet;

THENCE with the Northeast right-of-way line of State Highway 46, N 36°52'37" W a distance of 121.02 feet to a point for a corner of the herein described tract, same being the South corner of Lot 2, Ric and Sonia Martinez Subdivision, recorded in Volume 8, Pages 127-128, Map and Plat Records, Guadalupe County, Texas, and the West corner of said Tract Four, from which a TXDOT disk monument found for an angle point bears N 36°52'37" W a distance of 246.02 feet;

THENCE with the common line of the herein described tract, said Tract Four, and said Lot 2, N 45°39'37" E a distance of 781.86 feet to a 1/2" iron pin found for the East corner of said Lot 2, same being the South corner of a called 10.00 acre tract, described in Volume 325, Page 171, Deed Records, Guadalupe County, Texas;

THENCE with the common line of the herein described tract, said Tract Four, and said 10.00 acre tract, N 45°38'55" E a distance of 637.51 feet to a point for the East corner of said 10.00 acre tract, same being the South corner of the residue of Tract Seven, an angle point of the herein described tract;

THENCE with the common line of the herein described tract, said 10.00 acre tract, and the residue of Tract Seven, N 37°34'57" W a distance of 618.57 feet to a point for an angle point of the herein described tract, same being the South corner of a called 2.42 acre tract, described in Volume 4221, Page 706, Deed Records, Guadalupe County, Texas;

THENCE with the common line of the herein described tract, said residue of Tract Seven, and said 2.42 acre tract, the following 2 calls:

1. N 46°07'59" E a distance of 361.91 feet to a point for an ell corner of the herein described tract and said residue of Tract Seven, an angle point of said 2.42 acre tract;
2. N 42°41'30" W a distance of 303.39 feet to a 1/2" iron pipe found in the Southeast right-of-way line of Pieper Road for the North corner of said 2.42 acre tract, an angle point of the residue of Tract Seven and the herein described tract;

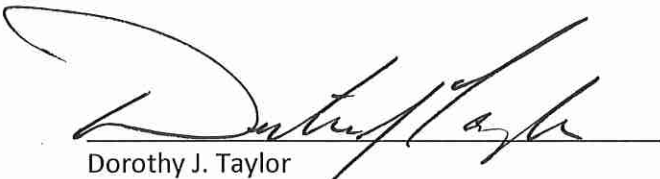
THENCE with the common line of the right-of-way of Pieper Road, the residue of Tract Seven, Tract Four, and the herein described tract, the following 3 calls:

1. N 45°20'59" E a distance of 5452.57 feet to a 1/2" iron pin (with cap stamped "HMT") set for a point of curvature of an curve to the right;
2. With the arc of said curve, having a radius of 90.00 feet, an arc length of 142.97 feet, and a chord bearing S 89°08'24" E a distance of 128.41 feet to a 1/2" iron pin (with cap stamped "HMT") set for the point of tangency of said curve;
3. S 43°37'46" E a distance of 1327.69 feet to the POINT OF BEGINNING and containing a 197.952 acre tract in Guadalupe County, Texas.

Bearings shown hereon are based on the Texas Coordinate System, South Central Zone (4204), NAD 83.

Written the 17th day of April, 2019.

Reference survey of said 197.952 acre tract prepared this same date.



Dorothy J. Taylor

Registered Professional Land Surveyor No. 6295



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