

**METES AND BOUNDS DESCRIPTION  
FOR A 178.552 ACRE TRACT**

Being 178.552 acres of land located in the Antonio Maria Esnaurizar Survey, A-20, Guadalupe County, Texas. Said tract being a part of "Tract Seven" a called 127.74 acre tract and a part of "Tract Four" a called 80.48 acre tract, conveyed to the Friesenhahn Credit Trust, recorded in Volume 4221, Page 706 of the Guadalupe County Deed Records. Said tract being more particularly described as follows:

BEGINNING at a 3/8" iron pin found at the Southeast corner of the bend in the road at Pieper Road for the Northeast corner of said 80.48 acre tract, the Northwest corner of a called 34.141 acre tract, recorded in Volume 1607, Page 47 of the Guadalupe County Deed Records;

THENCE with the East line of said 80.48 acre tract and the West line of said 35.141 acre tract as well as the remainder of "Tract III", a called 75 acre tract conveyed in Volume 649, Page 490 of the Guadalupe County Deed Records, South 45°40'28"West, a distance of 5535.51 feet to a 1/2" iron rod with cap "HMT" set in the East line of said 80.48 acre tract for the Southeast corner of the herein described tract;

THENCE into and across said 80.48 acre tract and said 127.74 acre tract, North 44°19'32"West, a distance of 1084.52 feet to a 1/2" iron rod with cap "HMT" set for the Northeast corner of a called 2.42 acre tract, described as being reserved from the properties conveyed in Volume 4221, Page 706 of the Guadalupe County Deed Records;

THENCE with the North line of said 2.42 acre tract, North 42°41'30"West, a distance of 303.39 feet to a 1/2" iron pipe found in the East margin of Pieper Road, for the Northwest corner of said 2.42 acre tract and the Southwest corner of the herein described tract;

THENCE with the East line of Pieper Road and the West line of said 127.74 acre tract, North 45°20'59"East, a distance of 5452.57 feet to a 1/2" iron rod with cap "HMT" set for a point of curvature on Pieper Road;

THENCE along a curve in the road to the right, with a radius of 90.00 feet, an arc length of 142.97 feet and a chord bearing South 89°08'24"East, a distance of 128.41 feet to a 1/2" iron rod with cap "HMT" set in the North line of said 127.74 acre tract;

THENCE with the North line of said 127.74 acre tract and the North line of said 80.48 acre tract, South 43°37'46"East, a distance of 1327.69 feet the POINT OF BEGINNING and containing 178.552 acres of land in Guadalupe County, Texas.

Bearings are based upon the Texas State Plane Coordinate System, South Central Zone (4204) NAD83. Surveyed this the 3rd day of July, 2018.

Reference survey of said 178.552 acre tract of land prepared this same date.

  
Dorothy J. Taylor  
Registered Professional Land Surveyor No. 6295  
Job No. 031.059

