

Donnie Boerner Surveying Company L.P.

228 Holiday Road ♦ Comfort, Texas 78013

Phone: 830-377-2492

FIRM NO. 10193963

Field Notes for a 66.890 Acre Tract of Land

Being a 66.890 acre tract out of the Jose Antonio De La Garza Survey No. 15, Abstract No. 177, Kendall County, Texas and being part of that certain 69.355 acre tract conveyed to Emily V. Hennings by deed recorded in Volume 741, Pages 801-802, Official Records, Kendall County, Texas, said 66.890 acre tract being more particularly described by metes and bounds as follows:

Beginning at a ½” steel rod found with an orange “RPLS 5207” plastic cap in the south line of River Bend Road for the northeast corner of the herein described tract, the northwest corner of a 2.120 acre tract recorded in Volume 1689, Pages 125-134, Official Records, Kendall County, Texas, said point bears, South 89 degrees 05 minutes 03 seconds West, a distance of 60.00 feet from a ½” steel rod found at the northeast corner of the above referenced 69.355 acre tract;

Thence, departing the south line of River Bend Road, with the west line of said 2.120 acre tract, the following two (2) courses and distances,

South 00 degrees 15 minutes 38 seconds East, a distance of 802.61 feet to a ½” steel rod found with an orange “RPLS 5207” plastic cap for angle,

and, South 00 degrees 15 minutes 21 seconds East, a distance of 736.39 feet to a ½” steel rod found with an orange “RPLS 5207” plastic cap for the southeast corner of the herein described tract, the southwest corner of said 2.120 acre tract and being in the south line of said 69.355 acre tract, the north line of a 95.94 acre tract recorded in Volume 1682, Pages 459-465, Official Records, Kendall County, Texas, said point bears South 88 degrees 37 minutes 13 seconds West, a distance of 60.01 feet from a steel rod found with an orange “PFEIFFER SURVEY” plastic cap at the southeast corner of said 69.355 acre tract, the northeast corner of said 95.94 acre tract;

Thence, with the south line of said 69.355 acre tract, the north line of said 95.94 acre tract, South 88 degrees 37 minutes 13 seconds West, a distance of 1609.83 feet to a steel rod found with an orange “PFEIFFER SURVEY” plastic cap for angle;

Thence, with the southeast line of said 69.355 acre tract, the northwest line of said 95.94 acre tract, South 77 degrees 07 minutes 49 seconds West, at 622.49 feet a ½” steel rod found on line, a total distance of 650.45 feet to a point on the easterly bank of the Guadalupe River for the southwest corner of the herein described tract, the southwest corner of said 69.355 acre tract, the northwest corner of said 95.94 acre tract;

Thence, with the easterly bank of the Guadalupe River, the following twenty six (26) courses and distances,

North 08 degrees 06 minutes 11 seconds West, a distance of 45.26 feet to a point for angle,

North 06 degrees 05 minutes 35 seconds West, a distance of 56.12 feet to a point for angle,

North 04 degrees 33 minutes 21 seconds West, a distance of 68.34 feet to a point for angle,

North 11 degrees 16 minutes 57 seconds East, a distance of 92.72 feet to a point for angle,
North 37 degrees 20 minutes 19 seconds East, a distance of 93.94 feet to a point for angle,
North 51 degrees 25 minutes 59 seconds East, a distance of 74.22 feet to a point for angle,
North 47 degrees 20 minutes 05 seconds East, a distance of 71.19 feet to a point for angle,
North 09 degrees 58 minutes 40 seconds East, a distance of 69.08 feet to a point for angle,
North 29 degrees 38 minutes 59 seconds East, a distance of 60.19 feet to a point for angle,
North 25 degrees 52 minutes 41 seconds East, a distance of 51.81 feet to a point for angle,
North 31 degrees 05 minutes 18 seconds East, a distance of 62.47 feet to a point for angle,
North 22 degrees 45 minutes 15 seconds East, a distance of 97.91 feet to a point for angle,
North 12 degrees 37 minutes 14 seconds East, a distance of 117.28 feet to a point for angle,
North 16 degrees 54 minutes 16 seconds East, a distance of 122.21 feet to a point for angle,
North 27 degrees 07 minutes 55 seconds East, a distance of 149.38 feet to a point for angle,
North 41 degrees 36 minutes 34 seconds East, a distance of 49.65 feet to a point for angle,
North 23 degrees 25 minutes 24 seconds East, a distance of 116.31 feet to a point for angle,
North 14 degrees 34 minutes 11 seconds East, a distance of 81.51 feet to a point for angle,
North 01 degrees 52 minutes 26 seconds East, a distance of 62.33 feet to a point for angle,
North 01 degrees 14 minutes 12 seconds West, a distance of 50.27 feet to a point for angle,
North 19 degrees 33 minutes 17 seconds West, a distance of 61.40 feet to a point for angle,
North 10 degrees 52 minutes 58 seconds West, a distance of 41.63 feet to a point for angle,
North 15 degrees 40 minutes 17 seconds West, a distance of 77.95 feet to a point for angle,
North 43 degrees 03 minutes 57 seconds West, a distance of 21.04 feet to a point for angle,
North 05 degrees 55 minutes 03 seconds East, a distance of 27.93 feet to a point for angle,

and, North 29 degrees 18 minutes 40 seconds East, a distance of 14.00 feet to a ½” steel rod set with an orange “RPLS 5207” plastic cap in the south line of River Bend Road for the northwest corner of the herein described tract, the northwest corner of said 69.355 acre tract;

Thence, with the south line of River Bend Road, South 83 degrees 10 minutes 16 seconds East, a distance of 44.15 feet to a ½” steel rod set with an orange “RPLS 5207” plastic cap at the beginning of a curve to the left whose central angle is 15 degrees 12 minutes 15 seconds, whose radius is

380.00 feet and whose chord bears, North 89 degrees 13 minutes 37 seconds East, a distance of 100.54 feet;

Thence, with the south line of River Bend Road, partly with the south line of a 0.092 acre tract recorded in Volume 1236, Pages 142-145, Official Records, along the arc of said curve to the left, a distance of 100.84 feet to a ½” steel rod set with an orange “RPLS 5207” plastic cap at the point of tangency;

Thence, continuing with the south line of River Bend Road, the south line of said 0.092 acre tract, the following two (2) courses and distances,

North 81 degrees 37 minutes 29 seconds East, a distance of 128.98 feet to a steel rod found with an orange “PFEIFFER SURVEY” plastic cap for angle,

and, North 86 degrees 34 minutes 03 seconds East, a distance of 282.48 feet to a cotton spindle found at the east corner of said 0.092 acre tract;

Thence, continuing with the south line of River Bend Road, South 89 degrees 36 minutes 42 seconds East, a distance of 69.67 feet to a ½” steel rod found with an orange “RPLS 5207” plastic cap at the northwest corner of a 0.182 acre tract recorded in Volume 1694, Pages 29-33, Official Records, Kendall County, Texas;

Thence, departing the south line of River Bend Road, with the west line of said 0.182 acre tract, South 11 degrees 26 minutes 12 seconds West, a distance of 170.82 feet to a ½” steel rod found with an orange “RPLS 5207” plastic cap at the southwest corner of said 0.182 acre tract;

Thence, with the south line of said 0.182 acre tract, South 84 degrees 37 minutes 56 seconds East, a distance of 59.96 feet to a ½” steel rod found at the southeast corner of said 0.182 acre tract, the southwest corner of a 0.645 acre tract recorded in Volume 410, Pages 525-526, Official Records, Kendall County, Texas;

Thence, with the south line of said 0.645 acre tract, South 89 degrees 41 minutes 22 seconds East, a distance of 173.72 feet to a ½” steel rod found at the southeast corner of said 0.645 acre tract;

Thence, with the east line of said 0.645 acre tract, North 04 degrees 08 minutes 59 seconds West, a distance of 169.92 feet to a ½” steel rod found at the northeast corner of said 0.645 acre tract and being in the south line of River Bend Road;

Thence, with the southerly line of River Bend Road, the following eight (8) courses and distances,

South 88 degrees 24 minutes 30 seconds East, a distance of 48.70 feet to a ½” steel rod set with an orange “RPLS 5207” plastic cap for angle,

South 35 degrees 56 minutes 52 seconds East, a distance of 74.17 feet to a ½” steel rod set with an orange “RPLS 5207” plastic cap for angle,

South 82 degrees 11 minutes 45 seconds East, a distance of 148.37 feet to a ½” steel rod set with an orange “RPLS 5207” plastic cap for angle,

North 87 degrees 47 minutes 14 seconds East, a distance of 252.70 feet to a ½” steel rod set with an orange “RPLS 5207” plastic cap for angle,

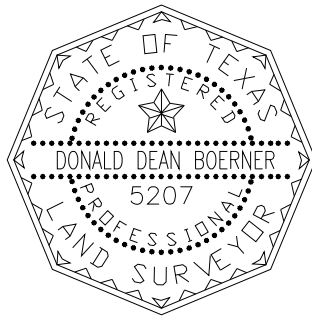
North 46 degrees 30 minutes 51 seconds East, a distance of 31.25 feet to a ½” steel rod set with an orange “RPLS 5207” plastic cap for angle,

North 10 degrees 16 minutes 21 seconds East, a distance of 56.90 feet to a ½” steel rod set with an orange “RPLS 5207” plastic cap for angle,

North 49 degrees 18 minutes 37 seconds East, a distance of 23.39 feet to a ½” steel rod set with an orange “RPLS 5207” plastic cap for angle,

and, North 89 degrees 05 minutes 03 seconds East, a distance of 405.38 feet to the **Place of Beginning** and containing 66.890 acres of land.

Note: A survey plat of the above described tract was prepared. Basis of bearing was established from the State Plane Coordinate System North American datum of 1983, Texas South Central Zone.



Donald Dean Boerner
Registered Professional Land Surveyor No. 5207