



STATE OF TEXAS  
COUNTY OF WILSON

**FIELD NOTE DESCRIPTION  
OF A  
1.083 ACRE TRACT**

Being a 1.083 acre tract of land lying in the Juan Delgado Survey No. 8, Abstract No. 8, Wilson County, Texas, said 1.083 acre tract being a part of a 1.07 acres as described in a General Warranty Deed to Donald W. Rackler, dated November 28, 2006, and recorded on November 28, 2006, in Volume 1373, Page 338, Official Public Records of Wilson County, Texas, same being depicted in the Texas Department of Transportation Right-of-Way map for Loop 321 (Chihuahua Street) C.C.S.J.:01043-14-006; said 1.083 acre tract being more particularly described as follows:

**BEGINNING:** at a 1/2" iron rod found at the intersection of the northwest right-of-way line of Nicholson Road and the northeast right-of-way line of U.S. Highway 87, for the south corner of the aforementioned 1.07 acre tract and the south corner of the herein described 1.083 acre tract;

**THENCE:** along the northeast line of the aforementioned U.S. Highway 87 and the southwest line of the aforementioned 1.07 acre tract, N70°38'54"W, a distance of 365.20 feet (Record - N70°38'54"W ~ 365.20') to 1/2" iron rod with plastic cap stamped "MMES PROP COR" set at the intersection of the said U.S. Highway 87 and State Loop 321 for the southwest corner of the herein described 1.083 acre tract, from which a 1/2" iron rod with plastic cap stamped "POLLAK & SONS" found for the southwest corner of said 1.07 acre tract bears N70°38'54"W, a distance of 12.43 feet;

**THENCE:** along the east right-of-way line of the aforementioned State Loop 321, N19°24'32"E, a distance of 38.40 feet (Record - N19°24'32"E ~ 38.40') to a 1/2" iron rod with plastic cap stamped "MMES PROP COR" set for the northwest corner of the herein described 1.083 acre tract, from which a 1/2" iron rod with plastic cap stamped "POLLAK & SONS" found for the northwest corner of the aforementioned 1.07 acre tract bears N66°26'19"W, a distance of 12.50 feet;

**THENCE:** along the south right-of-way line of the aforementioned State Loop 321 the following five (5) courses and distances:

S88°10'43"E, a distance of 85.80 feet (Record - S88°10'43"E ~ 88.91') to a 1/2" iron rod with plastic cap stamped "MMES PROP COR" set for an interior corner of the herein described 1.083 acre tract,

N01°49'17"E, a distance of 15.00 feet (Record - N01°49'17"E ~ 15.00') to a 1/2" iron rod with plastic cap stamped "MMES PROP COR" set for a northwest corner of the herein described 1.083 acre tract,

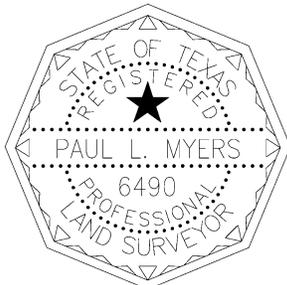
S88°10'43"E, a distance of 104.12 feet (Record - S88°10'43"E ~ 104.12') to a 1/2" iron rod with plastic cap stamped "MMES PROP COR" set for a point of curvature of a curve to the right,

an arc length of 223.72 feet with said curve to the right, having a radius of 920.37 feet (Record – 920.37'), a delta angle of 13°55'38", and a chord which bears S81°12'54"E, a distance of 223.17 feet to a 1/2" iron rod with plastic cap stamped "MMES PROP COR" set for a point of tangency, and

S74°15'05"E, a distance of 89.44 feet (Record - S74°15'05"E ~ 89.44') to a 1/2" iron rod with plastic cap stamped "MMES PROP COR" set at the intersection of the south right-of-way line of said State Loop 321 and the northwest right-of-way line of the aforementioned Nicholson Road, for the east corner of the aforementioned 1.07 acre tract and the east corner of the herein described 1.083 acre tract, from which a 1/2" iron found bears N54°29'30"E, a distance of 0.59 feet, also a 1/2" iron rod found bears N37°18'32"W, a distance of 4.04 feet;

**THENCE:** along the northwest right-of-way line of the aforementioned Nicholson Road and the southeast line of the aforementioned 1.07 acre tract, S56°51'22"W, a distance of 197.22 feet (Record - S56°51'22"W ~ 197.22') to the **PLACE OF BEGINNING** and containing 1.083 acres of land.

- Notes:
1. Basis of Bearing based on the Texas Coordinate System, Texas South Central Zone (4204) NAD83(2011).
  2. A survey exhibit of even date accompanies this Field Note Description.
  3. Record calls taken from the Texas Department of Transportation Right-of-Way Map for State Loop 321 (Chihuahua Street) C.C.S.J.:01043-14-006.



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