

METES AND BOUNDS DESCRIPTION
FOR A
8.442 ACRE TRACT OF LAND

Being a 8.442 acre tract situated in the William Pate Survey, Abstract No. 259, Guadalupe County, Texas, being comprised of a 2.310 acre tract of land being the remainder of a called 3.000 acre tract land recorded in Volume 705, Page 184, Official Public Records, Guadalupe County, Texas and a 5.132 acre tract being the remainder of a called 5.453 acre tract of land recorded in Volume 773, Page 29, Official Public Records, Guadalupe County, Texas and being all of a called 1.000 acre tract of land recorded in Document No. 2017011748, Official Public Records, Guadalupe County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron pin with yellow cap found for the Northwest corner of said 2.310 acre tract and the herein described tract, also being the Northeast corner of Lot 7 of Pecan Crossing Unit 1, plat of which is recorded in Volume 7, Pages 625-626, Map and Plat Records, Guadalupe County, Texas, and being in the South right-of-way line of County Line Road (variable width);

THENCE N 63°13'10" E, along the South right-of-way line of County Line Road, common with the North line of said 2.310 acre tract, a distance of 252.43 feet to a 1/2" iron pin with cap stamped "HMT" found for the Northeast corner of said 2.310 acre tract, common with the Northwest corner of said 1.000 acre tract;

THENCE N 63°13'10" E continuing along the South right-of-way line of County Line Road, passing at a distance of 33.27 feet, a 1/2" iron pin with cap stamped "Kolodzie" found, and continuing for a total distance of 71.22 feet to a 1/2" iron pin with cap stamped "HMT" found for the Northeast corner of said 1.000 acre tract and being the Northwest corner of a called 5.132 acre tract being the remainder of a called 5.453 acre tract recorded in Volume 773, Page 29 Official Public Records, Comal County, Texas;

THENCE N 63°13'10" E continuing along the South right-of-way of County Line Road, a distance of 221.61 feet to a 1/2" iron pin with cap stamped "MBC Eng" found for the Northeast corner of said 5.132 acre tract and the herein described tract and being the Northwest corner of a called 1.1 acre tract, recorded in Volume 1187, Page 889, Official Public Records, Guadalupe County, Texas;

THENCE S 38°52'19" E along the East line of said 5.132 acre tract and the herein described tract, common with the West line of said 1.1 acre tract and passing the Northwest corner of Lot 4, Pecan Crossing Unit 3, plat of which is Volume 8, Page 119, Map and Plat Records, Guadalupe County, Texas, continuing a total distance of 616.62 feet to a Nail found in a rock column, for the Southwest corner of Lot 3, of said Pecan Crossing Unit 3 and being the Southeast corner of said 5.132 acre tract and the herein described tract, also being in the North right-of-way line of Pecan Bluff (50ft- right-of-way) as shown on the aforementioned plat of Pecan Crossing, Unit 1;

THENCE S 63°07'52" W, along the North right-of-way of Pecan Bluff, common with the South line of said 5.132 acre tract and the herein described tract, passing at 163.74 feet a 3" fence post, and passing at an additional 300.70 feet a 3" fence post and continuing in all a distance of 673.53 to a 1/2" iron pin found

for the Southwest corner of said 5.132 acre tract and the herein described tract, and being the Southeast corner of Lot 13 and Lot 14 of the aforementioned Pecan Crossing Unit No. 1;

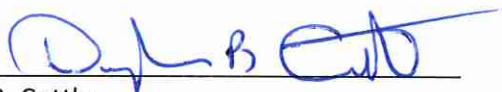
THENCE N 26°51'52" W a distance of 146.75 feet to a 1/2" iron pin with cap stamped "Kolodzie" found for the Northeast corner of said Lot 13 and Southeast corner of Lot 12, Pecan Crossing Unit 1 and being the Northwest corner of said 5.132 acre tract, also being the Southwest corner of the aforementioned 2.310 acre tract;

THENCE N 26°51'52" W continuing along the West line of said 2.310 acre tract and the herein described tract, common with the East line of said Pecan Crossing Unit 1, a distance of 457.22 feet to the POINT OF BEGINNING and containing 8.442 acres of land in Guadalupe County, Texas.

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

Surveyed this the 18th day of March, 201 and revised June 1, 2018, to add fences.

Reference survey of said 8.442 acre tract of land prepared this same date.



Douglas B. Cottle
Registered Professional Land Surveyor No. 6149

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