

FIELD NOTES TO DESCRIBE

A 6.87 Acre Tract of land being situated inside the City of Lytle in Atascosa County, Texas, being approximately 3.45 Acres out of Survey No. 442, Abstract No. 573, J. Matter, original grantee and approximately 3.42 Acres out of Survey No. 513 1/2, Abstract No. 839, T. Thomas, original grantee, and being all of a 4.959 Acre Tract conveyed from James E. Brown, et ux to George P. Harris by deed dated May 27, 1997 and recorded in Volume 72, Page 576 of the Official Public Records of Atascosa County, Texas and all of a 2.076 Acre Tract conveyed from Wayne Dye to George Harris by deed dated October 21, 1983 and recorded in Volume 646, Page 134 of the Deed Records of Atascosa County, Texas, and being more particularly described as follows:

BEGINNING: At a 5/8" iron pin set in the Northwest line of Interstate Highway 35 for the East corner of a 2.482 Acre Tract (Document #208228, Official Public Records) and the South corner of said 2.076 Acre Tract and of this tract from which a found concrete highway marker bears S 43° 51' 05" W 155.04 feet;

THENCE: N 45° 45' 09" W 99.98 feet with the Northeast line of said 2.482 Acre Tract to a 1/2" iron pin found for the South corner of the remainder of a 13.556 Acre Tract (Volume 709, Page 239, Deed Records), the West corner of said 2.076 Acre Tract, and an exterior corner of this tract;

THENCE: N 66° 25' 59" E 21.61 feet with the Northwest line of said 2.076 Acre Tract to a 1/2" iron pin found for the East corner of the remainder of said 13.556 Acre Tract, the South corner of said 4.959 Acre Tract, and an interior corner of this tract;

THENCE: N 45° 45' 55" W 203.49 feet to a 1/2" iron pin found for the Northeast corner of the remainder of said 13.556 Acre Tract, the Southeast corner of a 20-foot Ingress/Egress Easement (2.076 Acres, Volume 646, Page 134, Deed Records), and the lower Northwest corner of said 4.959 Acre Tract and of this tract;

THENCE: N 72° 09' 03" E 154.18 feet with the Southeast line of a 1.62 Acre Tract (Document #182398, Official Public Records) to a 1/2" iron pin found for the Southeast corner of said 1.62 Acre Tract and an interior corner of said 4.959 Acre Tract and of this tract;

THENCE: N 30° 44' 56" W 230.51 feet to a 1/2" iron pin found for the Northeast corner of said 1.62 Acre Tract and an interior corner of said 4.959 Acre Tract and of this tract;

THENCE: S 89° 37' 36" W 81.03 feet with the North line of Survey No. 513 1/2 and said 1.62 Acre Tract and the South line of Survey No. 442 to a 5/8" iron pin set for the Southeast corner of a 1.455 Acre Tract (Document #190928, Official Public Records) and the Southwest corner of said 4.959 Acre Tract and of this tract;

THENCE: N 02° 05' 55" E 319.00 feet with the East line of said 1.455 Acre Tract and a 3.719 Acre Tract (Document #91252, Official Public Records) to a 1/2" iron

pin found for the Southwest corner of a 6.91 Acre Tract (Document #100734, Official Public Records) and the upper Northwest corner of said 4.959 Acre Tract and of this tract;

THENCE: N 87° 47' 40" E 249.94 feet to a 5/8" iron pin found by 5" creosote post for the Southeast corner of said 6.91 Acre Tract, the Southwest corner of an 11.51 Acre Tract (Document #100738, Official Public Records) and the Northeast corner of said 4.959 Acre Tract and of this tract;

THENCE: S 50° 34' 04" E 527.30 feet to a 1/2" iron pin found by 3" pipe post for the Southwest corner of said 11.51 Acre Tract, the upper Southeast corner of said 4.959 Acre Tract, the Northeast corner of said 2.076 Acre Tract, and the East corner of this tract;

THENCE: With the Northwest line of said highway and the Southeast line of said 2.076 Acre Tract and of this tract as follows:

S 39° 19' 26" W 230.13 feet to a concrete highway marker found for an angle point;

S 44° 13' 23" W 391.62 feet to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 18th day of January 2021.


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