



**FIELD NOTES
FOR ZONING OF
A 2.6685 ACRE TRACT**

A **2.6685 acre tract** of land, out of the John Noyes Survey No. 259, Abstract No. 253, Guadalupe County, Texas and being out of a 194.56 acre tract of land conveyed to Rolling Hills Ranch Development, Ltd. of record in Volume 2260 Page 355 of the Official Public Records of Guadalupe County, Texas and being more particularly described by metes and bounds as follows:

Commencing at a found $\frac{1}{2}$ " iron rod, for a southerly southeast corner of a 194.56 acre tract and the southwest corner of a 60.80 acre tract of land as conveyed to Scrappy Development, LLC of record in Document No. 201899009779 of the Official Public Records of Guadalupe County, Texas and the tract described herein;

THENCE: N 25°21'43" W, Along and with the common lines of the 194.56 acre tract and the 60.80 acre tract, a distance of 950.31 feet to a point, for the **POINT OF BEGINNING** and the southeast corner of the tract described herein;

THENCE: Over and across the 194.56 acre tract, the following twelve (12) courses:

1. **S 18°50'00" W**, a distance of **271.27 feet** to a point, for an interior corner of the tract described herein,
2. **S 28°14'10" E**, a distance of **33.87 feet** to a point, for an exterior corner of the tract described herein,
3. with a non-tangent curve to the **left** having an arc of **32.27 feet**, a radius of **50.00 feet**, a delta of 36°58'42" and a chord bears **S 43°16'29"W**, a distance of **31.71 feet** to a point, for a point of reverse curvature of the tract described herein,
4. with a curve to the **right** having an arc of **10.43 feet**, a radius of **15.00 feet**, a delta of 39°51'08" and a chord bears **S 44°42'42"W**, a distance of **10.22 feet** to a point, for a point of tangency of the tract described herein,
5. **S 64°38'16" W**, a distance of **152.27 feet** to a point, for a southwest corner of the tract described herein,
6. **N 25°21'44" W**, a distance of **50.00 feet** to a point, for a northwest corner of the tract described herein,
7. **N 64°38'16" E**, a distance of **37.40 feet** to a point, for an interior corner of the tract described herein,
8. **N 18°50'00" E**, a distance of **162.36 feet** to a point, for a point of curvature to the left of the tract described herein,
9. with a curve to the **left** having an arc of **104.09 feet**, a radius of **135.00 feet**, a delta of 44°10'33" and a chord bears **N 03°15'17"W**, a distance of **101.53 feet** to a point, for a point of tangency of the tract described herein,
10. **N 25°20'33" W**, a distance of **340.13 feet** to a point, for a northwest corner of the tract described herein,

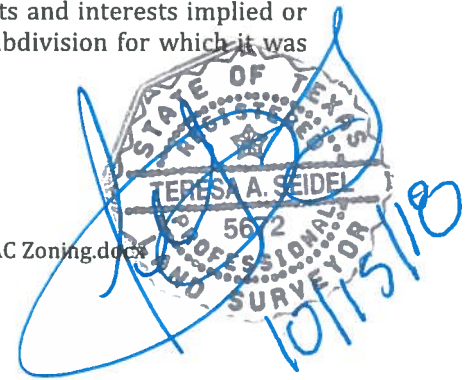
11. with a non-tangent curve to the **left** having an arc of **207.84 feet**, a radius of **2083.00 feet**, a delta of **05°43'01"** and a chord bears **N 38°35'14"E**, a distance of **207.75 feet** to a point, for a northerly corner of the tract described herein, and

12. **S 54°16'16" E**, a distance of **6.76 feet** to a found ½" iron rod, for an interior corner of the 194.56 acre tract, the northwest corner of the 60.80 acre tract and the northeast corner of the tract described herein;

THENCE: S 25°21'43" E, along and with the common lines of the 194.56 acre tract and the 60.80 acre tract, a distance of **442.57 feet** to a point, for the **POINT OF BEGINNING** and containing **2.6685 acres** or 116,238 square feet more or less, in Guadalupe County, Texas. Said tract being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

"This document was prepared under 22TAC663.21, does reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

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Prepared by: KFW Surveying
Date: October 15, 2018
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**FIELD NOTES
FOR
A 60.80 ACRE TRACT**

A **60.80 acre tract** of land, being all of a 10.0 acre tract, called Tract 1, the remaining portion of a 50.800 acre tract, called Tract 2 conveyed to Nancy Pinder of Record in Volume 1306 Page 477 of the Official Public Records of Guadalupe County, Texas, a 10.01 acre tract conveyed to Thomas Jordan of record in Volume 3068 Page 400 of the Official Public Records of Guadalupe County, Texas, a 3.00 acre tract conveyed to Patrick Lynn Pinder of record in Volume 2338 Page 732 of the Official Public Records of Guadalupe County, Texas, a 2.00 acre tract conveyed to Nancy Pinder of record in Volume 3062 Page 852 of the Official Public Records of Guadalupe County, Texas and a 1.00 acre tract conveyed to Nancy Pinder of Record in Volume 2550 Page 244 of the Official Public Records of Guadalupe County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found $\frac{1}{2}$ " iron rod, for a southerly southeast corner of a 194.56 acre tract conveyed to Rolling Hills Ranch Development LTD. of record in Volume 2260 Page 335 of the Official Public Records of Guadalupe County, Texas and the southwest corner of the remaining portion of the 50.800 acre tract and tract described herein;

THENCE: Along and with the common lines of the 194.56 acre tract, the remaining portion of the 50.800 acre tract and the 10.01 acre tract, the following two (2) courses:

1. **N 25°21'43" W**, a distance of **1392.89 feet** to a found $\frac{1}{2}$ " iron rod, for an interior corner of the 194.56 acre tract, the northeast corner of the 10.01 acre tract and the tract described herein, and
2. **N 66°50'31" E**, a distance of **2092.08 feet** to a found $\frac{1}{2}$ " iron rod in a southwest line of a 80.00 acre tract as conveyed to Roland K. and Suzanne L. Schott of record in Volume 2944 Page 640 of the Official Public Records of Guadalupe County, Texas, for an easterly southeast corner of the 194.56 acre tract, the northeast corner of the remaining portion of the 50.800 acre tract and the tract described herein;

THENCE: **S 24°36'55" E**, along and with a southwest line of the 80.00 acre tract, the northeast line of the remaining portion of the 50.800 acre tract and the 10.0 acre tract, at a distance of 487.85 feet passing a found $\frac{1}{2}$ " iron rod for the northeast corner of the 10.0 acre tract and an easterly exterior corner of the remaining portion of the 50.80 acre tract and continuing for a total distance of **1150.18 feet** to a found $\frac{1}{2}$ " iron rod in the northwest line of a 40.00 acre tract conveyed to Weston Ranch Foundation of record in Volume 2338 Page 451 of the Official Public Records of Guadalupe County, Texas as described in Volume 589 Page 776 of the Official Public Records of Guadalupe County, Texas, for the southeast corner of the 80.00 acre tract, the southeast corner of the 10.0 acre tract and the tract described herein;

THENCE: **S 60°09'56" W**, along and with the northwest line of the 40.00 acre tract and a 167.89 acre tract conveyed to Weston Ranch Foundation of record in Volume 2338 Page 451 of the Official Publics Records of Guadalupe County, Texas and the southeast line of the 10.0 acre tract, the remaining portion of the 50.800 acre tract, the 1.00 acre tract, the 2.00 acre tract and the 3.00 acre tract, at a distance of 852.65 feet to a found $\frac{1}{2}$ " iron rod (bent) for the southeast corner of the 1.00 acre tract and continuing for a total distance of **2081.88 feet** to the **POINT OF BEGINNING** and containing 60.80 acres more or less, in Guadalupe County, Texas. Said tract being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

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