

METES AND BOUNDS

Being 4.964 acres of land, more or less, being a portion of Lot No. 2 of Inspiration Hill No. 2, a subdivision shown on plat recorded in Volume 1, Page 17 of the Plat Records of Kendall County, Texas, and being the same parcel described in Volume 124, Page 157 of the Deed Records of Kendall County, Texas, said 4.964 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the North corner of this 4.964 acres, same being the North corner of said Lot 2, same also being on the southeast Right-of-Way line of Sabine Road, a 50 foot Right-of-Way (per Volume 5, Page 122), at the southeast corner of Lot 3A of Inspiration Hill No. 2 Amended Plat (Volume 8, Page 285), same also being the **POINT OF BEGINNING**;

THENCE departing the southeast Right-of-Way line of said Sabine Road, South 65 degrees 02 minutes 47 seconds East (called South 65 degrees 06 minutes East), a distance of 480.34 feet (called 480.65 feet) to a 1/2 inch iron rod found for the East corner of this 4.964 acres, same being on the northeast line of said Lot 2, and the southwest line of said Lot 3A, same also being the North corner of the Charles H. Watkins, et ux 6.41 acres (Volume 424, Page 173);

THENCE departing the northeast line of, and severing through said Lot 2, the following courses and distances;

South 36 degrees 16 minutes 12 seconds West (called South 36 degrees 31 minutes West), a distance of 338.26 feet (called 338.41 feet) to a 1/2 inch iron rod found for the southeast corner of this 4.964 acres, same being an angle corner of said Watkins 6.41 acres;

South 70 degrees 23 minutes 44 seconds West (called South 70 degrees 39 minutes West), a distance of 379.89 feet (called 380.49 feet) to a 1/2 inch iron rod found for the southwest corner of this 4.964 acres, same being the West corner of Lot 2-A of Inspiration Hill No. 2 Amended Plat (Volume 5, Page 122), same also being on the southwest line of said Lot 2, and the northeast Right-of-Way line of said Sabine Road;

THENCE along the northeast and southeast Right-of-Way lines of said Sabine Road the following courses and distances:

North 01 degrees 58 minutes 50 seconds West (called North 01 degrees 49 minutes West), a distance of 41.69 feet (called 42.84 feet) to a point for the point of curvature of a tangent curve to the left;

Along said curve to the left having a radius of 125.00 feet, arc length of 94.39 feet, chord length of 92.17 feet, chord bearing of North 23 degrees 36 minutes 50 seconds West, and delta angle of 43 degrees 16 minutes 00 seconds to a 1/2 inch iron rod found for the point of tangency of this curve;

North 44 degrees 52 minutes 08 seconds West (called North 45 degrees 05 minutes West), a distance of 64.08 feet to a point for the point of curvature of a tangent curve to the right;

Along said curve to the right having a radius of 25.00 feet, arc length of 31.63 feet, chord length of 29.57 feet, chord bearing of North 08 degrees 37 minutes 08 seconds West, and delta angle of 72 degrees 30 minutes 00 seconds to a point for the point of tangency of this curve, from which an erroneous 1/2 inch iron rod found bears North 20 degrees 00 minutes 18 seconds East, a distance of 8.56 feet;

North 27 degrees 37 minutes 52 seconds East (called North 27 degrees 25 minutes East), a distance of 453.82 feet (called 451.41 feet) to the **POINT OF BEGINNING**, and containing 4.964 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown herein are based on actual GPS observations, Texas State Plane Coordinates, South Central Zone, Grid.

Mark J. Ewald

Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
September 27, 2018

