

METES AND BOUNDS

TRACT 6A

Being 6.673 acres of land, more or less, out of the James Jack Survey No. 106, Abstract 196, Guadalupe County, Texas, and being a portion of that certain 96.673 acre tract of land as described in General Warranty Deed recorded in Document No. 202399002463 of the Official Public Records, Guadalupe County, Texas, **SAVE AND EXCEPT** that certain 0.2502 acre tract and that certain 0.2783 acre tract conveyed to The State of Texas and described in Deed recorded in Document No. 202299029749; said 6.673 acres being more particularly described by metes and bounds as follows:

BEGINNING at a TxDOT Type III monument found for a reentrant corner of this 6.673 acres, same being a southwest corner of said 96.673 acres and on the upper end of a cutback of the northwest Right-of-Way of Interstate Highway 10 and the **POINT OF BEGINNING**;

THENCE continuing along the northwest Right-of-Way of said Interstate Highway 10, the following courses and distances:

South 51 degrees 47 minutes 44 seconds West (called South 51 degrees 50 minutes 16 seconds West), a distance of 69.89 feet (called 69.88 feet) to a TxDOT Type III monument (monument of record dignity) found for the South corner of this 6.673 acres, same being the lower end of the cutback of the northwest Right-of-Way of said Interstate Highway 10;

North 69 degrees 36 minutes 08 seconds West (called North 69 degrees 40 minutes 00 seconds West), a distance of 153.48 feet (called 153.45 feet) to a TxDOT Type I monument found for the southwest corner of this 6.673 acres, same being the upper end of the cutback of the northwest Right-of-Way of said Interstate Highway 10 and the northeast Right-of-Way of F.M. 465, same also being on the southwest line of said 96.673 acres;

THENCE along the northeast Right-of-Way of said F.M. 465, North 30 degrees 26 minutes 20 seconds West (called North 28 degrees 27 minutes West), a distance of 740.01 feet to a 1/2-inch iron rod capped WALs set for the northwest corner of this 6.673 acres, same being the southwest corner of Tract 5A (surveyed this same date) and on the southwest line of said 96.673 acres;

THENCE departing the southwest line of and over and across said 96.673 acres, the following courses and distances:

North 59 degrees 13 minutes 02 seconds East, at a distance of 289.27 feet pass a 1/2-inch iron rod found for the southeast corner of said Tract 5A, and continuing for a total distance of 536.98 feet to a 1/2-inch iron rod capped WALs set for the North corner of this 6.673 acres;

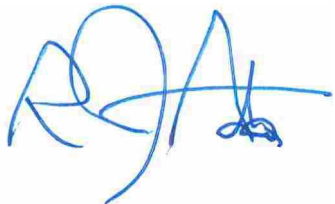
South 30 degrees 26 minutes 20 seconds East, a distance of 117.20 feet to a 1/2-inch iron rod capped WALs set for the northeast corner of this 6.673 acres;

South 22 degrees 25 minutes 21 seconds West, a distance of 302.29 feet to a 1/2-inch iron rod capped WALs set for a reentrant corner of this 6.673 acres;

South 27 degrees 31 minutes 30 seconds East, a distance of 577.46 feet a 1/2-inch iron rod capped WALs set for the southeast corner of this 6.673 acres, same being on the northwest Right-of-Way of said Interstate Highway 10;

THENCE along the northwest Right-of-Way of said Interstate Highway 10, South 72 degrees 47 minutes 41 seconds West (called South 72 degrees 48 minutes 02 seconds West), a distance of 103.20 feet to the **POINT OF BEGINNING**, and containing 6.673 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.



Rudolf J. Pata, Jr.
Registered Professional Land Surveyor
Texas Registration No. 5388
July 12, 2024

