

METES AND BOUNDS

Being 1.380 acres of land, more or less, and being the remainder of Lot 65 and all of Lot 66, Frio Cielo Ranch Subdivision, according to the plat thereof recorded in Volume 3, Page 75, Deed and Plat Records, Uvalde County, Texas, and being that same property described in a Speical Warranty Deed recorded in Document No. 2011000451, Official Public Records, Uvalde County, Texas, said 1.380 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the southeast corner of this 1.380 acres, same being the southeast corner of said Lot 66 and the northeast corner of the Reserved Area of said Frio Cielo Ranch and on the West Right-of-Way line of Squirrel Bend, same also being the **POINT OF BEGINNING**;

THENCE along the lines common to this 1.380 acres and said Reserved Area the following courses and distances:

South 60 degrees 15 minutes 21 seconds West, a distance of 95.17 feet to a 1/2 inch iron rod found for an angle corner;

South 57 degrees 47 minutes 22 seconds West, a distance of 228.79 feet to a point for an angle corner;

North 87 degrees 20 minutes 58 seconds West, a distance of 79.24 feet to a 1/2 inch iron rod found for an angle corner;

North 27 degrees 46 minutes 31 seconds West, a distance of 34.41 feet to a 1/2 inch iron rod found for an angle corner;

North 55 degrees 40 minutes 05 seconds East, a distance of 97.92 feet to a 1/2 inch iron rod found for an interior corner of this 1.380 acres;

North 30 degrees 24 minutes 03 seconds West, a distance of 98.88 feet to a point for the northwest corner of this 1.380 acres, same being the southwest corner of the Glenn W. Holchak, et al 0.6225 acres (PID: 27498);

THENCE along the line common to this 1.380 acres and said Holchak 0.6225 acres, North 57 degrees 57 minutes 56 seconds East, a distance of 304.71 feet to a point for the northeast corner of this 1.380 acres, same being the southeast corner of said Holchak 0.6225 acres and on the West Right-of-Way line of said Squirrel Bend;

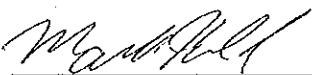
THENCE along the West Right-of-Way line of said Squirrel Bend the following courses and distances:

South 23 degrees 08 minutes 04 seconds East, at a distance of 88.31 feet pass a 1/2 inch iron rod found for the southeast corner of said Lot 65 and the northeast corner of said Lot 66, and continuing for a total distance of 141.52 feet to a point for the point of curvature of a curve to the left;

Along said curve to the left having a radius of 80.00 feet, an arc length of 18.75 feet, a chord length of 18.70 feet, a chord bearing of South 28 degrees 46 minutes 24 seconds East, and a delta angle of 13 degrees 25 minutes 33 seconds to a 1/2 inch iron rod found for the point of tangency;

South 40 degrees 39 minutes 42 seconds East, a distance of 27.09 feet to the **POINT OF BEGINNING** and containing 1.380 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.


Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
November 20, 2015

