

**FIELD NOTES  
FOR  
A 39.96 ACRE TRACT**

A **39.96 acre** tract of land, out of the A.M. Esnaurizar Eleven League Grant Survey No. 19, Abstract No. 20, Guadalupe County, Texas, and being all of a 39.961 acre tract of land as conveyed to Rebecca Garica of record in Volume 4214, Page 90 of the Official Public Records of Guadalupe County, Texas (O.P.R.), and being more particularly described by metes and bounds as follows:

**COMMENCING** at a found  $\frac{1}{2}$ " iron rod found in the southwesterly right-of-way line of State Highway 46, a variable width right-of-way as conveyed to the State Highway Commission of record in Volume 180, Page 100 in the Deed Records of Guadalupe County, Texas (D.R.) and the northeasterly line of a 74.427 acre tract as conveyed to Srappy Development, LLC of record in Document No. 201999010095 (O.P.R.), for a an easterly corner of the 74.427 acre tract;

**THENCE:** N  $40^{\circ}01'04''$  W, along and with the southwesterly right-of-way line of State Highway 46 and the northeasterly line of the 74.427 acre tract, a distance of 916.66 feet, to a found  $\frac{1}{2}$ " iron rod for the northeast corner of the 74.427 acre tract, the southeast corner of the 39.961 acre tract and the **POINT OF BEGINNING** of the tract described herein;

**THENCE:** along and with the common line of the 74.427 acre tract and the 39.961 acre tract the following (3) courses:

1. **S  $45^{\circ}05'12''$  W**, a distance of **1389.95 feet** to a point, for an exterior corner of the tract described herein, from which a found  $\frac{1}{2}$ " iron rod bears, S  $01^{\circ}06'21''$  W, a distance of 0.13 feet,
2. **S  $44^{\circ}59'25''$  W**, a distance of **696.85 feet** to a point, for an exterior corner of the tract described herein, from which a found  $\frac{1}{2}$ " iron rod bears, N  $35^{\circ}48'19''$  W, a distance of 0.46 feet, and
3. **S  $45^{\circ}12'16''$  W**, a distance of **753.21 feet** to a  $\frac{1}{2}$ " iron rod, for a north corner of Lot 28, River Springs, a plat of record in Volume 4 Page 80, Map and Plat Records of Guadalupe County, Texas (M.P.R.), as conveyed to James L. and Laurel L. Deatherage of record in Volume 1979 Page 885 (O.P.R.), and an exterior corner of the tract described herein;

**THENCE:** S  $45^{\circ}11'45''$  W, along and with the common line of the 39.961 acre tract and Lot 28, River Springs, a distance of **76.87 feet** to a 3" concrete monument stamped "PROPERTY CORNER REG NO. 1078 H.A. GLENEWINKEL", in the northeasterly line of Lot 1, Block 1, Fadal Subdivision, a plat of record in Volume 6 Page 682 (M.P.R.), for an east corner of Lot 1, Block 1, Fadal Subdivision, for the southwest corner of the 39.963 acre tract and the tract described herein;

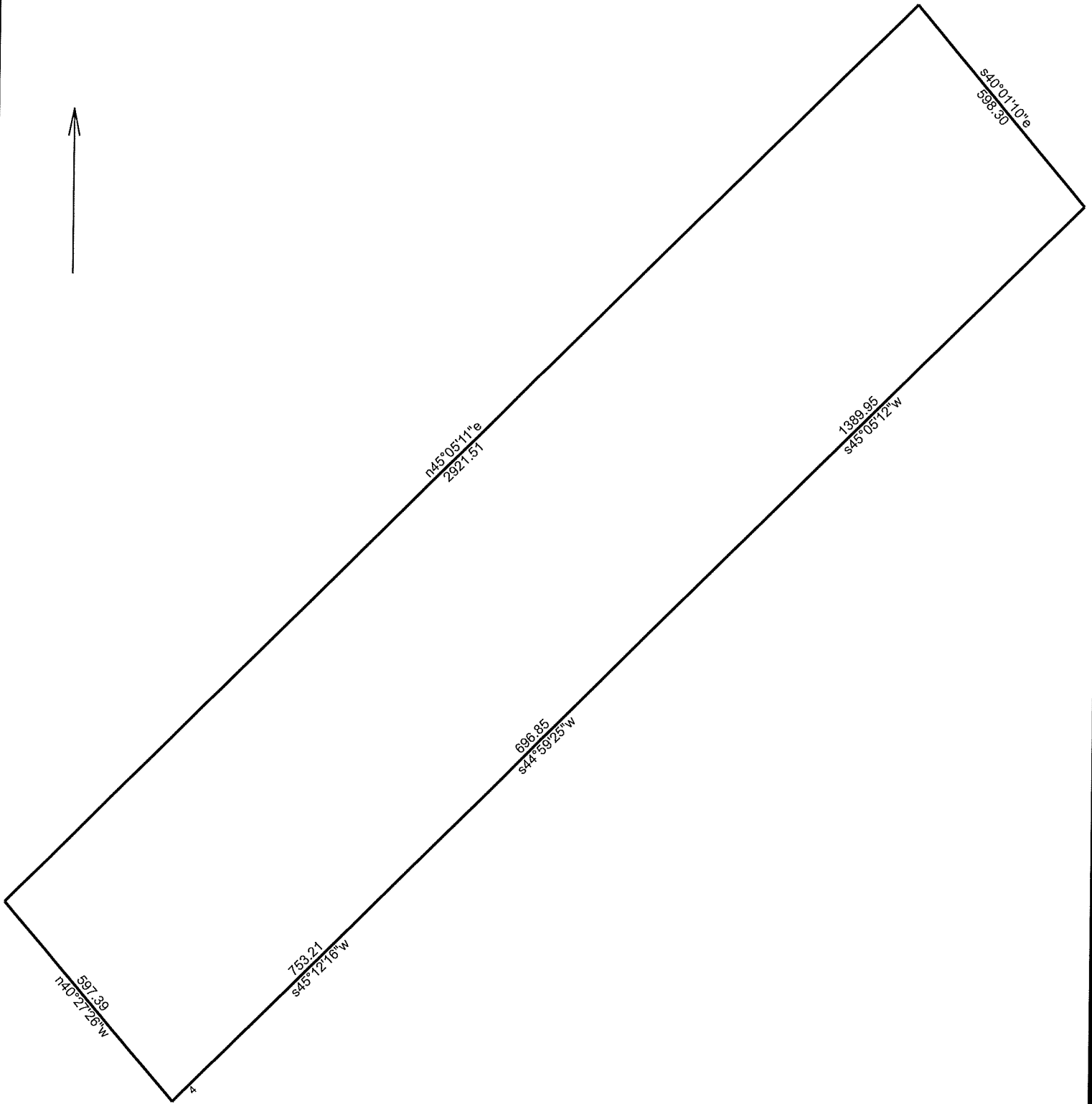
**THENCE:** N  $40^{\circ}27'26''$  W, along and with the common line of the 39.961 acre tract and Lot 1, Block 1, Fadal Subdivision, as conveyed to Robert Fadal of record in Volume 2030 Page 373 (O.P.R.), a distance of **597.39 feet** to a found  $\frac{3}{4}$ " iron pipe, for the southwest corner of a 37.792 acre tract as conveyed to Lema Inc of record in Volume 611 Page 327 (O.P.R.) and the northwest corner of the 39.961 acre tract and the tract described herein;

**THENCE:** N  $45^{\circ}05'11''$  E, along and with the common line of the 37.792 acre tract and the 39.961 acre tract, at a distance of 2200.54 feet passing a found  $\frac{1}{2}$ " iron rod with a Plastic Orange Cap Stamped "B&A", for the southwest corner of a 2.000 acre tract as conveyed to NBTC Holdings, LLC of record in Document No. 202199027363 (O.P.R.), and continuing along the common line of the 39.961 acre tract and the 2.000 for a total distance of **2921.51 feet**, to a  $\frac{1}{2}$ " iron rod, in the southwesterly right-of-way line of State Highway 46, for the southeast corner of the 2.000 acre tract and the northeast corner of the 39.961 acre tract and the tract described herein, from which a point for the

northeast corner of the 2.000 acre tract bears, N 40°01'04" W, a distance of 120.15 feet, from which a found ½" iron rod with an Orange Plastic Cap Stamped "B&A" bears, N 45°06'29" E, a distance of 0.17 feet;  
**THENCE: S 40°01'10" E**, along and with the southwesterly right-of-way line of State Highway 46 and the northeasterly line of the 39.961 acre tract, a distance of **598.30 feet** to the **POINT OF BEGINNING** and containing **39.96 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.

Job No.: 21-165  
Prepared by: KFW SURVEYING  
Date: NOVEMBER 10, 2021  
File: S:\Draw 2021\21-165 CASTRO TRACT ENTITLEMENT\DOCS\FN 39.96AC.docx





11/11/2021

Scale: 1 inch= 315 feet

File: 39.96AC.ndp

Tract 1: 39.9645 Acres, Closure: s26.3227w 0.01 ft. (1/999999), Perimeter=7034 ft.

01 s45.0512w 1389.95  
02 s44.5925w 696.85  
03 s45.1216w 753.21  
04 s45.1145w 76.87  
05 n40.2726w 597.39  
06 n45.0511e 2921.51

07 s40.0110e 598.30