

**FIELD NOTES
FOR
A 79.427 ACRE TRACT**



A **79.427 acre tract**, being out of the A.M. Esnaurizar Eleven League Grant Survey No. 19, Abstract No. 20, Guadalupe County, Texas, and being the remaining portion of a 122.7 acre tract of land as conveyed to Peggy Jarvis, Barry Jarvis, Glennie J. Hafley, and Justy Lee Irvin and as described in Volume 1315, Page 908, recorded January 26, 1998, and in Document No. 2017020054, recorded August 21, 2017, both of the Official Public Records of Guadalupe County, Texas (O.P.R.), said 79.427 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½" 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 and described in Volume 180, Page 100, recorded May 13, 1938 in the Deed Records of Guadalupe County, Texas (D.R.), for the most easterly corner of a 39.963 acre tract conveyed to Rebecca Castro as described in Volume 4214 Page 90, recorded April 14, 2015 in the O.P.R., also being the most northerly corner of the 122.7 acre tract and the tract described herein, and whence a ½" iron rod found at the most northerly corner of said 39.963 acre tract nears N 40°01'04" W a distance of 598.32 feet;

THENCE: S 40°01'04" E, along and with the southwesterly right-of-way line of State Highway 46 and a northeasterly line said 122.7 acre tract, a distance of **916.66 feet** to a ½" iron rod with plastic cap "MBC" found for the most northerly corner of a 10' R.O.W. dedication as shown on the plat of RIVER OAKS COMMERCIAL subdivision as described in Volume 7, Page 720 of the Map and Plat Records of Guadalupe County, Texas (M.P.R.);

THENCE: S 50°00'00" W, passing at a distance of 9.79 feet a ½" iron rod with plastic cap "MBC" found for the northerly corner of Lot 2, Block 1 of REPLAT OF RIVER OAKS COMMERCIAL subdivision as described in Volume 8, Page 204, M.P.R., and continuing along and with the northwesterly line of said Lot 2, Block 1, and continuing for a total distance of **349.62 feet** to a ½" iron rod with plastic cap "MBC" found for the west corner of said Lot 2, Block 1;

THENCE: Along and with the southwesterly lines of Lots 2, 3, and 4 of Block 1 of said REPLAT OF RIVER OAKS COMMERCIAL Subdivision, the following two (2) courses:

1. **S 39°55'28" E**, a distance of **139.69 feet** to a ½" iron rod with plastic cap "MBC" found at the point of curvature;
2. Along the arc of a non-tangent curve to the right having a radius of 5320.45 feet, through a central angle of 08°30'00", an arc length of **789.31 feet**, and a chord bearing of S 35°46'53"E and a chord length of 788.59 feet to a ½" iron rod found in the northwesterly right-of-way line of Three Oaks Road, (an apparent 50 feet wide right-of-way, no dedication documents found) for the south corner of Lot 4, Block 1 of said REPLAT OF RIVER OAKS COMMERCIAL Subdivision, and whence a TXDOT brass disk monument found at the southwesterly cutback corner of the intersection of said Three Oaks Road with State Highway 46 bears N45°25'10"E a distance of 309.24 feet;

THENCE: S 45°25'10" W, along and with the northwesterly right-of-way line of said Three Oaks Road and a southeasterly line of said 122.7 acre tract, a distance of **550.16 feet** to a 4" wood post found for the northeast corner of Lot 1 of the RIVER SPRINGS subdivision as described in Volume 4 Page 80, M.P.R., and whence a ½" iron rod found at the intersection of the northerly right-of-way line of River Springs Drive, a 60 feet wide right-of-way as described in said RIVER SPRINGS subdivision, with the northwesterly right-of-way line of said Three Oaks Road bears S 45°25'10" W a distance of 306.24 feet;

THENCE: Along and with the northeast and northwest lines of Lot 1 of said RIVER SPRINGS Subdivision, the following two (2) courses:

1. **N 76°06'59" W**, a distance of **103.80 feet** to a ½" iron rod found for the northwest corner of Lot 1 of the RIVER SPRINGS subdivision;

2. **S 42°23'57" W**, a distance of **282.79 feet** to a ½" iron rod found in the northerly right-of-way line of said River Springs Drive, for a southwest corner of said Lot 1;

THENCE: Along and with the northerly right-of-way line of said River Springs Drive the following six (6) courses:

1. **N 67°43'25" W**, a distance of **176.72 feet** to a point in a found called 15" mesquite tree;
2. **S 78°59'12" W**, a distance of **409.98 feet** to a found 14" wood post;
3. **S 42°53'00" W**, a distance of **368.22 feet** to a found 14" wood post;
4. **N 70°50'02" W**, a distance of **203.49 feet** to a point, whence a called found 19" mesquite tree bears S 67°22'25" E a distance of 17.98 feet;
5. **N 82°30'16" W**, a distance of **103.56 feet** to a point in a found called 24" mesquite tree;
6. **N 60°36'50" W**, a distance of **432.88 feet** to a 11" wood post found at the southerly corner of that called 0.364 acre tract of land conveyed to Brian Piekarski and described in Document No. 2017005373, recorded March 5, 2017 in the O.P.R.;

THENCE: **N 47°09'42" E**, along and with the southeasterly line of said 0.364 acre tract, a distance of **169.46 feet** to a 11" wood post found for the northeast corner of said 0.364 acre tract;

THENCE: **N 39°50'13" W**, along and with the northeasterly lines of said 0.364 acre tract, a called 1.054 acre tract conveyed to Rachele Leigh Benavidez and Ronda Lynn Young and described in Document No. 2016013250 and recorded June 22, 2016 in the O.P.R., passing at a distance of 205.15 feet a 12" wood post found for the easterly corner of Lot 1 of the RIVER SPRINGS ESTATES subdivision, as described in Volume 6 Page 491, M.P.R., and continuing a total distance of **516.92 feet** to a ½" iron rod found for the north corner of said Lot 1;

THENCE: **S 36°56'58" W**, along and with the northwest line of said Lot 1 of the RIVER SPRINGS ESTATES subdivision, a distance of **470.84 feet** to a ½" iron rod found in the northwest line of Lot 30 of said RIVER SPRINGS subdivision for the southwest corner of said Lot 1 of the RIVER SPRINGS ESTATES subdivision;

THENCE: **N 67°37'56" W**, along and with the northeast lines of Lot 30, 29, and 28 of said RIVER SPRINGS subdivision, a distance of **240.07 feet** to a ½" iron rod found in the southeasterly line of said 39.963 acre tract, for the north corner of Lot 28 of said RIVER SPRINGS subdivision, and in the northeasterly line of said 122.7 acre tract, and whence a 3" concrete monument stamped "PROPERTY CORNER REG NO. 1078 H.A. GLENEWINKEL" found at the southwest corner of said 39.963 acre tract bears S 45°10'46" W a distance of 76.76 feet;

THENCE: Along and with the southeasterly line of the 39.936 acre tract and the northwesterly line of the 122.7 acre tract, the following three (3) courses:

1. **N 45°12'16" E**, a distance of **753.21 feet** to a found 4" wood post;
2. **N 44°59'25" E**, a distance of **696.85 feet** to a found ½" iron rod;
3. **N 45°05'12" E**, a distance of **1389.95 feet** to the **POINT OF BEGINNING** and containing **79.427 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.: 18-020
Prepared by: KFW SURVEYING
Date: May 04, 2018
File: S S:\Draw 2018\18-020 River Springs Dr\DOCS\FN 79.427 ACRES TCP.doc

