

METES AND BOUNDS

Being 0.437 acres of land, more or less, situated in the Pablo Martinez Survey, AM181, Caldwell County, Texas, **TOGETHER WITH** a non-exclusive access easement, both being described in General Warranty Gift Deed recorded in Document No. 2018-,000283, Caldwell County, Texas, said 0.437 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the East corner of the Cynthia Medina, et al, 1.000 acre (Doc. No. 2017-001322), same being the North corner of the Tony Sanchez Marquez, 2.000 acres (Volume 411, Page 612) and on the southwest boundary line of the Robert Ortiz 6.996 acres (Document No. 121723), same also being on the centerline of Whitetail Lane (a 50-foot easement) and being the **POINT OF COMMENCEMENT**;

THENCE along the centerline of said Whitetail Lane, the following courses and distances:

North 45 degrees 00 minutes 04 seconds West, a distance of 168.41 feet (called 169.96 feet) to a point for the North corner of said Medina 1.000 acres, same being the East corner of Lots 11 and 12 of the Ellis subdivision, an unrecorded subdivision, and the southeast corner of this 0.437 acres, same also being the West corner of said Ortiz 6.996 acres and the **POINT OF BEGINNING** ♦

North 90 degrees 00 minutes 00 seconds West, a distance of 157.33 feet (called 156.97 feet) to a point for the southwest corner of this 0.437 acres, same being the lower southeast corner of the Barbara G. Darnell, et vir, 4.707 acres (Document No. 11542);

THENCE along the lines common to this 0.437 acres and said Darnell 4.707 acres) the following courses and distances:

North 52 degrees 38 minutes 00 seconds East, at a distance of 41.17 feet pass a 1/2 inch iron rod set on the North line of said non-exclusive access easement, continuing a total distance of 270.97 feet (called 271.58 feet) to a 1/2 inch iron rod found (monument of record dignity) for the North corner of this 0.437 acres, same being an angle corner of said Darnell 4.707 acres;

South 43 degrees 48 minutes 00 seconds East (bearing basis), a distance of 78.26 feet (called 77.93 feet) to a 1/2 inch iron rod found (monument of record dignity) for the East corner of this 0.437 acres, same being on the northwest boundary line of said Ortiz 6.996 acres;

THENCE along the line common to this 0.437 acres and said Ortiz 6.996 acres, North 46 degrees 06 minutes 00 seconds West, at a distance of 119.65 feet pass a 1/2 inch iron rod set on the North line of said non-exclusive access easement, continuing a total distance of 155.71 feet (called 156.58 feet) to the **POINT OF BEGINNING**, and containing 0.437 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual sun-eye 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.

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Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
May 11, 2019



