

## METES AND BOUNDS

Being 0.224 acres of land, more or less, out of the Alonsen Green Survey No. 275, Abstract 124, City of Stockdale, Wilson County, Texas, and being that same property described in Warranty Deed with Vendor's Lien recorded in Volume 1941, Page 57, Deed Records, Wilson County, Texas; said 0.224 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2-inch iron rod found for the East corner of this 0.224 acres, same being the North corner of the Lynn Ray West 0.25 acres (Volume 1890, Page 4), and on the southwest Right-of-Way of S. 3<sup>rd</sup> St., same also being the **POINT OF BEGINNING**;

**THENCE** along the line common to this 0.224 acres and said West 0.25 acres, South 59 degrees 09 minutes 07 seconds West (called South 60 degrees 00 minutes 00 seconds West) a distance of 150.26 feet to a point for the South corner of this 0.224 acres, which bears North 61 degrees 40 minutes 38 seconds East, 0.58 feet from a found 1/2-inch iron rod, and bears South 77 degrees 33 minutes 49 seconds East, 0.29 feet from the center of a wooden fence post, same being the West corner of said West 0.25 acres and on the northeast Right-of-Way of S. 2<sup>nd</sup> St.;

**THENCE** along the northeast Right-of-Way of said S. 2<sup>nd</sup> St., North 30 degrees 44 minutes 48 seconds West (called North 29 degrees 53 minutes 55 seconds West), a distance of 59.92 feet to a 1/2-inch iron rod found for the West corner of this 0.224 acres, same being the South corner of the Oscar Cisneros 0.0999 acres (Volume 906, Page 419);

**THENCE** along the lines common to this 0.224 acres and said Cisneros 0.0999 acres, the following courses and distances:

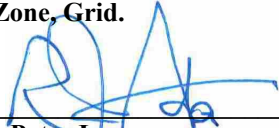
North 59 degrees 08 minutes 15 seconds East (called North 59 degrees 59 minutes 08 seconds East), a distance of 74.84 feet to a point for an angle corner, which bears South 38 degrees 31 minutes 43 seconds West, 0.50 feet from the center of a wooden fence post;

North 30 degrees 07 minutes 31 seconds West (called North 29 degrees 16 minutes 38 seconds West), a distance of 10.25 feet to a 1/2-inch iron rod found for an angle corner, same being the South corner of the Israel Jimenez 0.12 acres (Volume 1501, Page 244);

**THENCE** along the line common to this 0.224 acres and said Jimenez 0.12 acres, North 59 degrees 14 minutes 08 seconds East (called North 60 degrees 05 minutes 01 seconds East), a distance of 75.03 feet to a point for the North corner of this 0.224 acres, which bears North 30 degrees 44 minutes 40 seconds East from the center of a wooden fence post, same being the East corner of said Jimenez 0.12 acres and in the southwest Right-of-Way of said S. 3<sup>rd</sup> St.;

**THENCE** along the southwest Right-of-Way of said S. 3<sup>rd</sup> St., South 30 degrees 58 minutes 33 seconds East (called South 30 degrees 07 minutes 40 seconds East), a distance of 70.08 feet to the **POINT OF BEGINNING** and containing 0.224 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 hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.

  
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Rudolf J. Pata, Jr.  
Registered Professional Land Surveyor  
Texas Registration No. 5388  
November 11, 2022

