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407.82 ACRES

Field notes of a 407.82 acre tract of land situated in Kendall County, Texas out of the H.E. & W.T. RR. Co. Survey No. 1 and being the same tract of land conveyed to Theresa Mallett and Severn Granberg of record in Volume 1195 Pages 651, 668, 682, 696 & 710, Official Public Records of Kendall County, Texas and being more particularly described by metes and bounds as follows: Note: All iron pins set are ½" rebar with a yellow plastic cap stamped Baker Surveying.

Beginning at a fence post found in the southwest line of an 898.8 acre tract of land conveyed to Arthur Jack Esser of record in Volume 135, Page 1015, Official Public Records for the north corner of a 30 foot Road Easement of record in Volume 837, Page 170, Official Public Records, a 106.0 acre tract of land conveyed to Constance Sue Granberg of record in Volume 687, Page 391, Official Public Records of Kendall County, Texas and the east corner of this tract.

Thence S 19°47' 08" W. 120.25 feet with the southeast line of this tract and the northwest line of the 30 foot Road Easement and the 106.0 acre tract to a fence post for an angle point in this tract.

Thence generally along a fence, with the southeast line of this tract and the northwest line of the 106.0 acre tract, the following calls;

1. S 19° 50' 17" W. 681.71 feet to a point for an angle point,
2. S 19° 04' 36" W. 384.91 feet to a point for an angle point,
3. S 19° 35' 04" W. 528.09 feet to a point for an angle point,
4. S 20° 34' 36" W. 484.86 feet to a point for an angle point, and
5. S 19° 36' 42" W. 781.13 feet to ½" iron pin found for the west corner of the 106.0 acre tract, a north corner of a 289.39 acre tract of land conveyed to Frankie R. Bindseil of record in Volume 117, Page 359, Official Public Records of Kendall County, Texas and an angle point in this tract.

Thence generally along a fence, with the southeast line of this tract and a northwest line of the 289.39 acre tract, the following calls;

1. S 20° 36' 44" W. 284.86 feet to a point for an angle point,
2. S 19° 50' 44" W. 648.62 feet to a point for an angle point,
3. S 19° 27' 14" W. 576.83 feet to a point for an angle point, and
4. S 21° 04' 18" W. 974.36 feet to a point for an interior corner of the 289.39 acre tract and the south corner of this tract.

Thence N 60° 37' 47" W. at 778.45 feet, generally along a fence with the southwest line of this tract and a northeast line of the 289.39 acre tract passing a fence post found for a north corner of the 289.39 acre tract and an east corner of a 5,575.5 acre tract of land conveyed to Esser Ranch, Inc. of record in Volume 613, Page 477, Official Public Records of Kendall County, Texas and an angle point in this tract for a total distance of 1336.10 feet to a fence post found for an angle point.

Thence generally along a fence with the southwest line of this tract and the northeast line of the 5,575.5 acre tract, the following calls;

1. N 68° 25' 13" W. 583.45 feet to a fence post found for an angle point,
2. N 70° 18' 09" W. 890.66 feet to a fence post found for an angle point, and
3. N 70° 42' 58" W. 521.40 feet to a ½" iron pin found for an interior corner of the 5,575.5 acre tract and the west corner of this tract.

Thence generally along a fence with the northwest line of this tract and the southeast line of the 5,575.5 acre tract, the following calls;

1. N 18° 43' 45" E. 1079.64 feet to a point for an angle point,
2. N 19° 35' 08" E. 566.56 feet to a point for an angle point,
3. N 19° 38' 47" E. 361.55 feet to a point for an angle point,
4. N 19° 32' 28" E. 251.56 feet to a point for an angle point,
5. N 19° 25' 15" E. 247.06 feet to a point for an angle point,
6. N 19° 32' 09" E. 332.29 feet to a point for an angle point,
7. N 19° 22' 30" E. 669.80 feet to a point for an angle point,
8. N 19° 21' 45" E. 700.26 feet to a point for an angle point,
9. N 19° 48' 05" E. 433.81 feet to a point for an angle point,
10. N 19° 50' 26" E. 278.74 feet to a point for an angle point, and
11. N 19° 26' 45" E. 306.01 feet to a point for an interior corner of the 5,575.5 acre tract and the north corner of this tract.

Thence S 71° 26' 00" E. 751.86 feet, generally along a fence with a southwest line of the 5,575.5 acre tract and a northeast line of this tract to a point for an angle point in this tract and a south corner of the 5,575.5 acre tract.

Thence generally along a fence with the southwest line of the 898.8 acre tract and the northeast line of this tract the following calls;

1. S 70° 26' 12" E. 1153.69 feet to a point for an angle point,
2. S 70° 35' 26" E. 363.57 feet to a fence post found for the end of fence and an angle point in this tract,
3. S 68° 56' 34" E. 480.24 feet to a fence post found for the beginning of fence and an angle point in this tract,
4. S 69° 24' 32" E. 623.55 feet to the **Place of Beginning** and containing 407.82 acres of land according to a survey on the ground on October, 2008 by Baker Surveying Inc.

Job No. 08-144 Granberg

Update: April 26, 2011

Accompanying Plat Prepared

File:draw2008/08-144 Granberg/08-144.01 M&B(407.82 acres)



AMIL M. BAKER, JR.
Registered Professional Land
Surveyor # 1469

