

331.0 ACRES

METES AND BOUNDS DESCRIPTION OF 331.0 ACRES, BEING ALL OF SECTION 1409, ABSTRACT 6685, C.T. & M.C. RY. CO. SURVEYS, PRESIDIO COUNTY, TEXAS, AND ALL OF SECTION 345, G.H. BROOKS SURVEY, PRESIDIO COUNTY, TEXAS, LYING SOUTHWEST OF THE CENTERLINE OF HWY 170, SAVE AND EXCEPT THAT CERTAIN TRACT DESCRIBED IN VOLUME 97, PAGE 247, DEED RECORDS OF PRESIDIO COUNTY, TEXAS, SAME BEING A PORTION OF THOSE TRACTS DESCRIBED IN DOCUMENT NO. 20180000715, OFFICIAL RECORDS OF PRESIDIO COUNTY, TEXAS, SAID 331.0 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a bolt found in the east bank of the Rio Grande River, for the south corner of said Section 1410, from which a brass disc [WCW N 294] found for the north corner of Section 294, John Biedger Survey bears, N 49°57'42" E, a distance of 6,557.21 feet;

THENCE with the south line of said Section 1410 along said east bank of the Rio Grande River, the following two (2) courses:

- 1) **N 65°32'18" W**, a distance of **911.58 feet** to a point calculated for an angle point, and
- 2) **S 65°27'42" W**, a distance of **777.50 feet** to a point calculated as the south corner of said Section 1409 for the **POINT OF BEGINNING** of the herein described tract;

THENCE continuing with said east bank of the Rio Grande River, the following three (3) courses:

- 1) **N 43°02'18" W**, a distance of **898.69 feet** to a point calculated for an angle point,
- 2) **N 00°02'18" W**, a distance of **617.73 feet** to a point calculated for an angle point, and
- 3) **N 17°27'42" E**, a distance of **1,791.67 feet** to a point calculated as the south corner of said Section 345;

THENCE with the common line of said Section 345 and Section 1409, **N 49°57'42" E**, a distance of **2,416.67 feet** to a capped iron rod [5911] found for the northeast corner of that certain tract described in Volume 97, Page 247, Deed Records of Presidio County, Texas, and re-entrant corner of the herein described tract;

THENCE over and across said Section 345 the following two (2) courses:

- 1) **N 40°02'18" W**, a distance of **69.44 feet** to a point calculated for an angle point, and
- 2) **N 57°23'36" W**, a distance of **404.48 feet** to a point calculated in the northwest line of said Section 345;

THENCE with the northwest line of said Section 345 the following three (3) courses:

- 1) **N 09°12'42" E**, a distance of **695.42 feet** to a point calculated for an angle point,
- 2) **N 36°02'18" W**, a distance of **480.61 feet** to a point calculated as the southern common corner of said Section 345 and Section 583, T.C. RY. Co. Surveys, and
- 3) with said common line **N 49°57'42" E**, at 2,092.59 feet passing a capped iron rod [MUELLER] set in the southwest right-of-way line of said Hwy 170, for a total distance of **2,168.28 feet** to the center line of said Hwy 170 for the north corner of the herein described tract, from which a capped iron rod [5911] found for the north corner of said Section 345 bears, N 49°57'42" E, a distance of 1,467.02 feet;

THENCE with the center line of said Hwy 170 the following four (4) courses:

- 1) **S 28°40'29" E**, a distance of **1,614.99 feet** to a calculated point at the beginning of a curve to the right,
- 2) along said curve, having a radius of 716.20 feet, an arc length of 603.83 feet, a chord bearing of **S 04°31'18" E**, and a chord distance of **586.10 feet** to a calculated point at the end of said curve,
- 3) **S 19°37'53" W**, a distance of **3,100.77 feet** to a calculated point at the beginning of a curve to the left,
- 4) along said curve, having a radius of 477.47 feet, an arc length of 149.60 feet, a chord bearing of **S 09°50'45" W**, and a chord distance of **148.99 feet** to a capped iron rod [MUELLER] set in the southeast line of said Section 1409, from which a capped iron rod [5911] found for the east corner of said 1409 bears, N 49°57'42" E, a distance of 6,368.80 feet;

THENCE with the southeast line of Section 1409, **S 49°57'42" W**, a distance of **3,436.76 feet** to the **POINT OF BEGINNING**, containing **331.0 ACRES** of land, more or less.

I, Kevin Mueller, do hereby certify that this description was prepared from a survey performed under my supervision during July 2021, and is true and correct to the best of my knowledge.



7-20-2021

KEVIN MUELLER
SAW TOOTH SURVEY
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