

**293.0 ACRES**

**METES AND BOUNDS DESCRIPTION OF 293.0 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 NORTHEAST 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 293.0 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 common corner of said Sections 1409 and 1410;

**THENCE** with the common line of said Section 1410 and said Section 1409, **N 49°57'42" E**, a distance of **3,436.76 feet** to a calculated point in the curving center line of said Highway 170 for the **POINT OF BEGINNING** of the herein described tract;

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

- 1) along said curve, having a radius of 477.47 feet, an arc length of 149.60 feet, a chord bearing of **N 09°50'45" E**, and a chord distance of **148.99 feet** to a calculated point at the end of said curve,
- 2) **N 19°37'53" E**, a distance of **3,100.77 feet** to a calculated point and the beginning of a curve to the left,
- 3) along said curve, having a radius of 716.20 feet, an arc length of 603.83 feet, a chord bearing of **N 04°31'18" W**, and a chord distance of **586.10 feet** to a calculated point at the end of said curve, and
- 4) **N 28°40'29" W**, a distance of **1,614.99 feet** to a calculated point in the northwest line of said Section 345;

**THENCE** with the northwest line of said Section 345, **N 49°57'42" E**, at 76.50 feet passing a capped iron rod [MUELLER] set in the northeast right-of-way line of said Highway 170, for a total distance of **1,467.02 feet** to a capped iron rod [5911] found for the north corner of said Section 345;

**THENCE** with the northeast line of said Section 345, **S 40°02'18" E**, a distance of **1,388.89 feet** to a capped iron rod [5911] found in the northwest line of said Section 1409 for the east corner of said Section 345;

**THENCE** with the northwest line of said Section 1409, **N 49°57'42" E**, a distance of **1,452.78 feet** to a capped iron rod [5911] found for the north corner of said Section 1409;

**THENCE** with the northeast line of said Section 1409, **S 40°02'18" E**, a distance of **2,333.33 feet** to a capped iron rod [5911] found for the east corner of said Section 1409;

**THENCE** with the southeast line of said Section 1409, **S 49°57'42" W**, at 6,260.95 feet passing a capped iron rod [MUELLER] set in the northeast line of said Highway 170, for a total distance of **6,368.80 feet** to the **POINT OF BEGINNING**, containing **293.0 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  
P.O. BOX 1751  
ALPINE, TX 79831  
(432) 538-2115