FIELD NOTE DESCRIPTION FOR AN 10.90 ACRE TRACT OF LAND, SITUATED IN CALDWELL COUNTY, TEXAS:

BEING A 10.90 ACRE TRACT OF LAND, OUT OF THE GEORGE JAMES SURVEY ABSTRACT NO. 9, BEING A PORTION OF THAT CERTAIN 21.80 ACRE TRACT, CONVEYED BY WARRANTY DEED TO SCOUT 8, LLC, AS RECORDED IN DOCUMENT NO 2023-006286 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found, lying in the east right-of-way line of Old McMahan Road, a public road, lying in the west line of said 21.80 acre tract, marking the northwest corner of a 35.56 acre tract of land, conveyed by Warranty Deed with Vendor's Lien to William P and Cynthia Davenport, as recorded in Volume 268, Page 424, of the Official Public Records of Caldwell County, Texas, for the southwest corner of this tract;

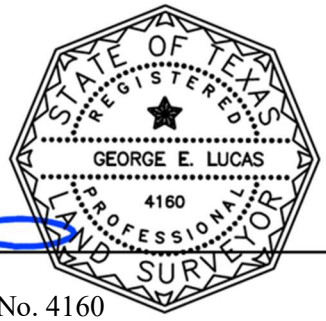
THENCE, **North 26°15'24" West**, along the west line of said 10.90 acre tract, being the west line of said 21.80 acre tract, common with the east right-of-way line of said Old McMahan Road, a distance of **463.74 feet**, to a ½" iron rod set, lying in the west line of said 21.80 acre tract, lying in the east right-of-way line of said Old McMahan Road, for the northwest corner of this tract;

THENCE, along the north line of this tract, through and across said 21.80 acre tract, **North 77°52'09" East**, a distance of **1,036.62 feet**, to a ½" iron rod set, lying in the west right-of-way line of Farm to Market 713, a public road, lying in the east line of said 21.80 acre tract, for the northeast corner of this tract;

THENCE, **South 27°26'31" East**, along the east line of said 10.90 acre tract, being the east line of said 21.80 acre tract, common with the west right-of-way line of said Farm to Market 713, a distance of **477.87 feet**, to a ½" iron rod found, marking the northeast corner of a 1.50 acre tract of land, conveyed by Warranty Deed with Vendor's Lien to Steven W Humphrey and Theresa M Humphrey, as recorded in Document No. 113641 of the Official Public Records of Caldwell County, Texas, for the northeast corner of this tract;

THENCE, **South 78°12'46" West**, along the south line of said 10.90 acre tract, being the south line of said 21.80 acre tract, common with the north line of said 1.50 acre tract, a distance of **362.05 feet**, to a ½" iron rod found, marking the northwest corner of said 1.50 acre tract, common with the northeast corner of said 35.56 acre tract, for an angle corner of this tract;

THENCE, **South 78°37'14" West**, along the south line of said 10.90 acre tract, being the south line of said 21.80 acre tract, common with the north line of said 35.56 acre tract, a distance of **687.65 feet**, to the POINT OF BEGINNING containing 10.90 acres of land, more or less.



George E. Lucas
Registered Professional Land Surveyor No. 4160
Celco Surveying, Firm Registration No. 10193975
18018 Overlook Loop, Suite 105
San Antonio, Texas
Date: February 12, 2025
Bearing Basis: Texas State Plane Coordinate System, South Central Zone, NAD 83