

FRANK SURVEYING Co., Inc.

2205 Walnut Street
Columbus, Texas 78934
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STATE OF TEXAS

COUNTY OF WHARTON

FIELD NOTES of a survey of a 23.57 acre tract of land out of the B.B. Boling Survey, Abstract No. 70, Wharton County, Texas. Said 23.57 acre tract being the residue of that called 66.724 acre tract described in a deed dated December 17, 1974 to Herbert Roades, recorded in Volume 450, Page 4, of the Deed Records of Wharton County, Texas for which reference is made and the said 23.57 acre tract being described by metes and bounds, as follows, TO-WIT:

BEGINNING at 5/8 inch iron rod found in the East line of F.M. Road No. 1160 for the Northwest corner of the parent 66.724 acre tract, said corner being also the apparent Southwest corner of a called 57.18 acre tract consisting of Timber Lots 1-4 and 31 as per Volume 364, Page 416, Wharton County Deed Records;

THENCE N 89° 10' 45" E a distance of 1358.58 feet (called N 89° 06' 45" E) with the North line of the parent 66.724 acre tract, being also the South line of the said 57.18 acre tract to a point in the present centerline of Mustang Creek for the Northwest corner of a called 31.18 acre tract described in a deed to Michael Prasek, et ux, Volume 241, Page 875, Wharton County Official Records, from said corner a 5/8 inch iron rod found for reference bears N 89° 10' 45" E a distance of 198.76 feet;

THENCE with the present centerline of Mustang Creek, being also the West line of the said Prasek 31.18 acre tract, the following:

- S 53° 26' 16" E a distance of 112.98 feet;
- S 28° 34' 42" E a distance of 88.71 feet;
- S 00° 49' 06" E a distance of 61.28 feet;
- S 50° 54' 04" W a distance of 102.00 feet;
- S 21° 14' 39" W a distance of 186.65 feet;
- S 03° 28' 45" W a distance of 187.08 feet;
- S 26° 31' 01" W a distance of 176.56 feet;
- S 15° 40' 03" W a distance of 147.28 feet;
- S 00° 43' 02" E a distance of 56.32 feet;
- S 18° 55' 13" W a distance of 89.07 feet;
- S 40° 28' 54" W a distance of 130.92 feet;
- S 28° 44' 53" W a distance of 85.95 feet;
- S 06° 41' 42" W a distance of 21.69 feet to a point for corner in the South line of the parent 66.724 acre tract, corner being also the Southwest corner of the said 31.18 acre tract and being also in the North line of U.S. Highway No. 59 right of way, from said corner a 5/8 inch iron rod found for reference bears S 86° 33' 01" E a distance of 35.51 feet, and a 5/8 inch iron rod found for the Southeast corner of the parent 66.724 acre tract bears S 86° 33' 01" E a distance of 465.37 feet;

THENCE with the Northerly line of said U.S. Highway No. 59 right of way, same being the Southerly line of the parent 66.724 acre tract, the following:

- N 86° 33' 01" W a distance of 305.69 feet (called N 86° 27' 14" W) to a concrete marker found for corner;
- N 80° 50' 41" W a distance of 366.72 feet (called N 80° 50' 51" W - 363.40') to a concrete marker found for corner;
- N 75° 19' 15" W a distance of 316.51 feet (called N 75° 14' 27" W - 318.89') to a concrete marker found for the Southwest corner of the parent 66.724 acre tract in the East line of F.M. Road No. 1160, corner being also the common Southwest corner of the residue of a called 12.0 acre tract described in Volume 511, Page 227, Wharton County Official Records;

THENCE N 89° 09' 24" E a distance of 1014.04 feet (called N 89° 06' 45" E - 1013.0') with the South line of the said residue 12.0 acre tract to a 5/8 inch iron rod found for the Southeast corner of the said residue 12.0 acre tract, corner being also an interior corner of the herein described tract;

THENCE N 01° 55' 36" W a distance of 515.78 feet (called N 01° 58' 02" W - 516.0') with the East line of the said residue 12.0 acre tract to a 5/8 inch iron rod found for the Northeast corner of a called 1.93 acre tract as described in Volume 318, Page 789, Wharton County Official Records;

THENCE S 89° 10' 43" W a distance of 1012.73 feet (called S 89° 06' 45" W - 1013.0') with the North line of the said 1.93 acre tract, being also the partial North line of the said residue 12.0 acre tract, being also the common North line of a called 40 foot easement described also in Volume 318, Page 789, Wharton County Official Records to a 5/8 inch iron rod found in the East line of said F.M. Road No. 1160 for the Northwest corner of the said residue 12.0 acre tract;

THENCE N 01° 55' 26" W a distance of 552.31 feet (called N 01° 58' 02" W) with the East line of said F.M. Road No. 1160, being also the West line of the parent 66.724 acre tract to the **PLACE OF BEGINNING**, containing 23.57 acres of land.

Survey Plat to accompany Field Notes.

Project No. 08-019

All bearings are based on the Lambert Grid, Texas Coordinate System of 1983, Texas South Central Zone.

The convergence angle from GRID NORTH is 1° 16' 25".

IN WITNESS WHEREOF, my hand and seal, this the 24th day of January 2008.



For Frank Surveying Co., Inc.
By: Matthew W. Loessin, RPLS
Texas Registration No. 5953