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P.O. Box 736 - Arp, TX 75750
TBPLS Firm #100299-00

November 29, 2017
Field Notes for Samuel Boyd
11.00 Acres
Santiago Calderon Survey A-136
Henderson County, Texas

GENERAL DESCRIPTION

All that certain tract, lot or parcel of land, a part of the Santiago Calderon Survey A – 136, Henderson County, Texas and also being a part of that certain called 78-3/10 acre tract of land (Tract A) described in a Deed dated July 11, 1994 from Robert I. Boyd, et ux, Marita M. to Robert I. Boyd Trust that is recorded in Volume 1545, Page 270 of the Deed Records of Henderson County, Texas, and being more completely described as follows, to wit;

METES AND BOUNDS DESCRIPTION

Beginning at a 60D nail with a washer stamped “RPLS 4021” set for corner in the E.B.L. of said 78-3/10 acres, in the W.B.L. of the Peter Pitonak called 11.444 acre tract (Instrument 2014-00015875) and in County Road No. 3202, from which a 1/2 inch iron rod with a cap stamped “RPLS 4021” set for witness in the occupied West right-of-way (R.O.W.) line of said County Road bears South 86 degrees 17 minutes and 23 seconds West, a distance of 26.46 feet and a 60D nail with a washer stamped “RPLS 4021” set in said road, at the N.E.C. of said 78-3/10 acres, bears North 12 degrees 53 minutes and 55 seconds West, a distance of 1186.40 feet;

Thence South 00 degrees 09 minutes and 31 seconds East, along the E.B.L. of said 78-3/10 acres, along the W.B.L. of said 11.444 acres and along said road, for a distance of 55.99 feet, to a 1/2 inch iron rod found for corner at the S.W.C. of said 11.444 acres and at the N.W.C. of the Richard W. Griffin, et ux, Margaret W. tract (Volume 2186 – Page 726);

Thence South 00 degrees 09 minutes and 31 seconds East, along the W.B.L. of said Griffin tract and continuing along the E.B.L. of said 78-3/10 acres and along said road, for a distance of 391.99 feet, to a 60D nail with a washer stamped “RPLS 4021” set for corner, from which a 1/2 inch iron rod with a cap stamped “RPLS 4021” set for witness in the occupied West R.O.W. line of said road bears South 86 degrees 17 minutes and 31 seconds West, a distance of 31.13 feet;

Thence South 86 degrees 17 minutes and 31 seconds West, across said 78-3/10 acres, at a distance of 800.83 feet, pass a 5/8 inch iron rod found at the N.W.C. of the Samuel Boyd called 20.000 acre tract (Volume 2766 - Page 242), and continue for a total distance of 922.02 feet, to a point for corner in the W.B.L. of same, in the E.B.L. of the Larry Neal Boyd called 40.8 acre tract (Volume



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825 – Page 553, Tract B) and in the centerline of a gully, from which a 1/2 inch iron rod with a cap stamped “RPLS 4021” set for witness bears North 89 degrees 17 minutes and 31 seconds East, a distance of 17.26 feet;

Thence along the W.B.L. of said 78-3/10 acres, along the E.B.L. of said 40.8 acres and along the centerline of said gully as follows:

North 00 degrees 30 minutes and 04 seconds West, for a distance of 125.78 feet, to a point for corner;

North 31 degrees 48 minutes and 18 seconds West, for a distance of 35.82 feet, to a point for corner;

North 73 degrees 21 minutes and 21 seconds West, for a distance of 116.86 feet, to a point for corner;

North 24 degrees 31 minutes and 34 seconds West, for a distance of 74.38 feet, to a point for corner;

North 64 degrees 03 minutes and 33 seconds West, for a distance of 33.83 feet, to a point for corner;

South 63 degrees 53 minutes and 14 seconds West, for a distance of 72.82 feet, to a point for corner;

North 72 degrees 39 minutes and 33 seconds West, for a distance of 26.98 feet, to a point for corner;

North 25 degrees 42 minutes and 01 seconds West, for a distance of 66.39 feet, to a point for corner;

North 05 degrees 22 minutes and 30 seconds East, for a distance of 45.52 feet, to a point for corner;

and North 26 degrees 16 minutes and 08 seconds East, for a distance of 86.07 feet, to a point for corner, from which a 1/2 inch iron rod with a cap stamped “RPLS 4021” set for witness bears North 86 degrees 17 minutes and 23 seconds East, a distance of 10.40 feet;



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Thence North 86 degrees 17 minutes and 23 seconds East, across said 78-3/10 acres, for a distance of 1192.16 feet, to the place of beginning and containing **11.00 acres, of which 0.30 acres are located in the R.O.W. of County Road No 3202.**

Grid coordinates, bearings and distances are based on Texas State Plane Coordinates, North Central Zone 4204, NAD 83 datum. Coordinate at the beginning point = (N: 6,800,614.29) (E 2,904,204.95) Convergence angle at the beginning point = 1°39'06"

Plat prepared of even date.

I, **DANIEL LEE COOPER**, Registered Professional Land Surveyor No. 6148, do hereby certify that the above field notes were prepared from an actual survey made on the ground under my direction and supervision, on October 20, 2017.

GIVEN UNDER MY HAND AND SEAL, this the 29th day of November, 2017.

**Daniel Lee
Cooper**

Digitally signed by Daniel Lee Cooper
DN: cn=Daniel Lee Cooper, o=Lacy
Surveying Inc., ou,
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m, c=US
Date: 2017.11.29 15:23:00 -06'00'

Daniel Lee Cooper R.P.L.S. No. 6148

