

FIELD NOTES TO DESCRIBE

A 345.38 Acre Tract of land being all of Tracts 1, 2, 3, 4, 5, 6, 8B, 9, 10, 11, and 12A and part of Tracts 7 and 8A, Block 18 of Ruffin Subdivision Number One according to the plat thereof recorded in Volume 2, Page 49 of the Plat Records of Dimmit County, Texas, being out of original survey as follows:

Survey No.	Abstract No.	Original Grantee	Acres
7	1229	W. R. Rutledge	136.11
82	1290	Henry Schmidt	73.84
1171	852	Bowie County School Land	135.43

and being all of a 345.42 Acre Tract conveyed from Nelia P. Morales & Carlos A. Morales, Jr. to Capital Farm Credit, FLCA by deed dated January 12, 2016 and recorded in Volume 561, Page 132 of the Official Public Records of Dimmit County, Texas, and being more particularly described as follows:

BEGINNING: At a 7/8" iron pin found under fence in the East line of a 30.53 Acre Tract (Volume 388, Page 36, Official Public Records) for an exterior corner of this tract from which a 3/4" iron pin found by railroad tie post for the Northeast corner of said 30.53 Acre Tract bears N 00° 18' 22" E 1012.49 feet;

THENCE: S 89° 45' 58" E 407.14 feet in part with the South line of Block 122 of the City of Catarina and in part with the North line of Tract 8B to a 7/8" iron pin found for the Northeast corner of Tract 8B and the upper Northeast corner of this tract;

THENCE: S 00° 21' 30" W 1909.68 feet with East line of Tracts 8B and 8A and the West line of a street and a tract of land (Volume 285, Page 494, Official Public Records) to a 7/8" iron pin found for the Southwest corner of said tract of land and an interior corner of this tract;

THENCE: N 54° 40' 57" E 969.78 feet with the Northwest line of Tract 9 to the East corner of said tract of land, the Southwest corner of a 15.70 Acre Tract (Volume 411, Page 647, Official Public Records) and an angle point of Tract 9 and of this tract from which a chainlink corner bears N 77° 50' 35" W 4.65 feet;

THENCE: S 85° 06' 51" E 1389.89 feet along a fence to a 3/4" iron pin found for the Southeast corner of said 15.70 Acre Tract and the Northeast corner of Tract 9 and the lower Northeast corner of this tract;

THENCE: S 00° 21' 41" W 2142.25 feet along a fence with the West line of U. S. Highway 83 (180 feet wide) to a 5/8" iron pin found by 3" pipe post for the North corner of a 768.647 Acre Tract (Volume 339, Page 132, Official Public Records) and the Southeast corner of this tract;

THENCE: S 54° 36' 58" W 2450.71 feet along a fence with the Northwest line of Tracts 2 and 1, Block 21 and the Southeast line of Tracts 11 and 6, Block 18 to the West corner of Tract 1, Block, 21, the North corner of Tract 4, Block 20, the East corner of Tract 5, Block 19, an interior corner of said 768.647 Acre Tract, and the South corner of Tract 6, Block 18 and of this tract from which a 5/8" iron pin found by 3" pipe post bears S 54° 36' 58" W 20.00 feet;

THENCE: N 35° 22' 13" W 3953.38 feet with the center of a subdivision road, the Northeast line of Tracts 5 and 4, Block 19 of Subdivision B of Catarina Farms (Volume 1, Page 31, Plat Records) and said 768.647 Acre Tract, a 40 Acre Tract (Parcel 2, Volume 339, Page 132, Official Public Records), and a 39.292 Acre Tract (Tract No. 2, Volume 339, Page 132, Official Public Records) and the Southwest line of Tracts 6, 5, 4, and 3, Block 18 to the

North corner of Tract 4 and said 39.292 Acre Tract and an interior corner of Tract 3 and of this tract;

THENCE:

S 54° 57' 23" W 1318.13 feet with the Southeast line of Tracts 3 and 1, at 19.96 feet pass a 5/8" iron pin found by a 3" pipe post in the Southwest line of said subdivision road, continuing along a fence to a 5/8" iron pin found by 3" pipe post for the West corner of Tract 4 and said 39.2952 Acre Tract, the South corner of Tract 1, and an exterior corner of this tract;

THENCE:

N 35° 21' 18" W 1319.14 feet along a fence with the Northeast line of Tract 3 and a 359.80 Acre Tract (Volume 639, Page 704, Official Public Records), at 1289.14 feet pass a 4"x4" wood marker found by railroad tie post in the Southeast line of a county road (60 feet wide), continuing without fence to the North corner of Tract 3 and said 359.80 Acre Tract and the West corner of Tract 1 and of this tract;

THENCE:

N 54° 39' 15" E 2865.32 feet with the center of said county road and the Northwest line of Tracts 1, 2, and 7 to the West corner of said 30.53 Acre Tract and the North corner of this tract;

THENCE:

S 26° 25' 20" E 1007.44 feet into Tract 7, at 30.31 feet pass a 5/8" iron pin found by 2" pipe post in the Southeast line of said county road, continuing along a fence to a 2" pipe post found for the South corner of said 30.53 Acre Tract and an interior corner of this tract;

THENCE:

Along a fence with the Southwest line of said 30.53 Acre Tract and a Northeast line this tract as follows:

N 68° 59' 04" E 276.54 feet to a 2" pipe post found for an angle point;

N 65° 38' 40" E 283.64 feet to a 2" pipe post found for an angle point;

N 73° 46' 10" E 276.52 feet to a 5/8" iron pin found by railroad tie post for the Southeast corner of said 30.53 Acre Tract and an interior corner of this tract;

THENCE:

N 00° 28' 29" E 438.82 feet along a fence with the East line of said 30.53 Acre Tract and the West line of a street to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 31st day of March 2020.

Keith Howard
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