

STATE OF TEXAS

COUNTY OF MCCULLOCH

Field notes of a 232.40-acre tract of land, being out of a 296.71-acre tract of land described in Executor's Distribution Deed from M. David Boswell, Independent Executor of the Estate of Bill Boswell to M. David Boswell, as part of his sole and separate property and estate dated December 10, 2014 and recorded in Volume 429, Page 705 of the Official Public Records of McCulloch County, Texas;

Said 232.40-acre tract is comprised of approximately 71.30-acres of the C. Sellman Survey No. 26, Abstract 2316, 74.50-acres of the W. Spiller Survey No. 26, Abstract 2080, and 86.60-acres of the Wilhelm Marburger Survey No. 520, Abstract 1053, is situated in McCulloch County, Texas, approximately 12 miles southeast of the city of Brady, and described by metes and bounds as follows:

Beginning at a ½" iron rod found in the north line of County Road 208, at the southwest corner of said 296.71-acre tract and southeast corner of a 330.12-acre tract of land conveyed from Lela Marthella Boswell to Roycella Lancaster by Gift Warranty Deed dated January 1, 2012 and recorded in Volume 410, Page 317 of the Official Public Records of McCulloch County, Texas; for the southwest corner of this tract;

Thence in a generally northerly direction along the east line of said 330.12-acre tract, west line of said 296.71-acre tract, and west line of this tract as follows:

North 02°25'26" West, a distance of 611.16 feet to a ½" iron rod found,

North 05°23'15" West, a distance of 913.52 feet to a ½" iron rod found,

North 05°41'20" West, a distance of 147.15 feet to a ½" iron rod found,

North 15°15'20" West, a distance of 179.28 feet to a ½" iron rod found,

North 08°48'24" East, a distance of 827.80 feet to a ½" iron rod found,

North 01°33'09" West, a distance of 1119.70 feet to a ½" iron rod found,

North 43°36'06" East, a distance of 572.88 feet to a ½" iron rod found,

North 21°26'38" West, a distance of 25.61 feet to a ½" iron rod found,

North 07°37'27" West, a distance of 223.88 feet to a ½" iron rod found,

North 33°23'26" West, a distance of 468.97 feet to a ½" iron rod found,

North 59°59'30" West, a distance of 215.35 feet to a ½" iron rod found,

North 38°12'45" West, a distance of 169.28 feet to a point from which a cedar fence angle post bears North 65°55'32" East, a distance of 1.41 feet,

North 19°40'31" West, a distance of 203.68 feet to a ½" iron rod found,

North 00°45'18" East, a distance of 45.49 feet to a ½" iron rod found,

North 79°30'45" West, a distance of 218.47 feet to a ½" iron rod found,

North 87°27'05" West, a distance of 246.03 feet to a ½" iron rod found, and

South 88°59'43" West, a distance of 223.39 feet to a calculated point from which a 2" pipe fence corner post bears North 09°01'22" East, a distance of 1.04 feet, and

North 00°13'06" East, a distance of 2846.83 feet to a ½" iron rod found in the south line of a 6107.5-acre tract of land conveyed from Frederick Bartlett Wulff, Sr. to Wulff Bluff Creek Ranch, LTD. by Special Warranty Deed dated December 31, 2010 and recorded in Volume 399, Page 793 of the Official Public Records of McCulloch County, Texas; at the northeast corner of said 330.12-acre tract, and the northwest corner of said 296.71-acre tract, for the northwest corner of this tract;

Thence South 89°55'44" East along the south line of said 6107.5-acre tract, north line of said 296.71-acre tract, and north line of this tract, a distance of 958.53 feet to a 4" pipe fence corner post found at the northwest corner of a 61.45-acre tract of land conveyed from Bill Boswell to Erich V. Weese and wife, Margaret A. Weese by Warranty Deed dated April 11, 2008 and recorded in Volume 377, Page 543 of the Official Public Records of McCulloch County, Texas; for the northeast corner of this tract;

Thence South 05°00'37" East across said 296.71-acre tract, along the west line of said 61.45-acre tract and east line of this tract, a distance of 2455.71 feet to a ½" iron rod found at the southwest

corner of said 61.45-acre tract, the west corner of a 30.07-acre tract of land conveyed from Bill G. Boswell to Monte H. Smith dated July 12, 2002 and recorded in Volume 325, Page 890 of the Official Public Records of McCulloch County, Texas; and at a reentrant corner of said 296.71-acre tract, for an interior angle corner of this tract;

Thence South 33°52'27" East, along the southwest line of said 30.07-acre tract, an east line of said 296.71-acre tract, and an east line of this tract, a distance of 1192.70 feet to a ½" iron rod found at the south corner of said 30.07-acre tract, for an interior corner of this tract;

Thence North 43°09'46" East along the southeast line of said 30.07-acre tract, a northwesterly line of said 296.71-acre tract, and a northwesterly line of this tract, a distance of 327.36 feet to a point in the southeast line of said 30.07-acre tract, at the northwest corner of a 2.79-acre tract of land conveyed from Bill G. Boswell to Monte Smith by General Warranty Deed dated October 17, 2007 and recorded in Volume 372, Page 1010 of the Official Public Records of McCulloch County, Texas; for a northerly corner of this tract, whence a ½" iron rod found at the northeast corner of said 2.79-acre tract and a northeast corner of said 296.71-acre tract bears North 43°09'46" East, a distance of 52.42 feet;

Thence in a generally southerly direction across said 296.71-acre tract, along the west line of said 2.79-acre tract, and east line of this tract as follows:

South 29°18'43" East, a distance of 309.68 feet to a point in fence,

South 08°47'29" East, a distance of 286.41 feet to a point in fence,

South 14°40'16" East, a distance of 308.08 feet to a point in fence, and

South 00°10'50" West, a distance of 1529.46 feet to a point at the southwest corner of said 2.79-acre tract for an interior angle of this tract;

Thence North 83°33'36" East, along the south line of said 2.79-acre tract and a northerly line of this tract, a distance of 1.98 feet to a 16" cedar fence corner post at a northwest corner of said County Road 208, at a reentrant corner of said 296.71-acre tract, for an easterly corner of this tract;

Thence South 00°19'52" East along the west line of said County Road 208, east line of said 296.71-acre tract, and the east line of this tract, a distance of 2691.04 feet to a ½" iron rod found in the west line of said County Road 208, at a southeasterly angle corner of said 296.71-acre tract, for a southeasterly angle corner of this tract;

Thence South 59°41'49" West, along a northwesterly line of said County Road 208, a southeasterly line of said 296.79-acre tract, and a southeasterly line of this tract a distance of 66.73 feet to ½" iron rod found in a north line of said County Road 208, for the most southerly angle corner of this tract;

Thence North 85°22'31" West along the north line of said County Road 208, south line of 296.71-acre tract, and south line of this tract, a distance of 1283.04 feet to the point of beginning, containing 232.40-acres of land, more or less, subject to all easements of record.

*Bearing Basis hereon is Texas State Plane Coordinate System, Reference Frame North American Datum 1983 (2011) (EPOCH 2010.0000), as determined from Global Navigation Satellite System (GNSS) survey equipment by Static, Virtual Reference System (VRS) network and or Real Time Kinematic (RTK). Distances shown hereon are shown as grid Texas State Plane Coordinate System distances.*

I, Jason McMillan, Registered Professional Land Surveyor of Texas, do hereby state that this description represents an actual survey made on the ground this the 14th day of July 2020.



A handwritten signature in blue ink, appearing to read "J. McMillan", written over a light blue rectangular background.

Registered Professional Land Surveyor  
Texas Registration No.6279

*A plat accompanies this metes and bound description.  
Job # 20070016*