

State of Texas
County of Wilson

Field notes for a tract of land containing 32.00 acres, being out of the remainder of a 314.05 acre tract of land, lying in the M. J. Perez Survey No. 9, Abstract No. 251, Wilson County, Texas, as shown on the accompanying Plat of Survey prepared for Charlin Akin, dated August 9, 2021.

A tract of land containing 32.00 acres, being out of the remainder of a 314.05 acre tract of land, lying in the M. J. Perez Survey No. 9, Abstract No. 251, Wilson County, Texas, described in an instrument recorded as Volume 2007, Page 809, Official Public Records of Wilson County, Texas, said tract of land being more particularly described by metes and bounds as follows:

Beginning at a point, marked by a railroad tie fence corner post, found for the West corner of said remainder of a 314.05 acre tract of land, being the North corner of a 56.69 acres, described in an instrument, recorded in Book 1707, Page 530, Official Public Records, Wilson County, Texas, and lying on the Southeast line of County Road 405, said point of beginning being the most West corner of this tract of land;

Thence North 59° 17' 25" East, 40.00 feet, along the Northwest line of said remainder of a 314.05 acre tract of land, being the Southeast line of County Road 405, to a point marked by a 5/8 inch steel rod monument, with cap stamped Rakowitz Engineering and Surveying, set for the most Westerly corner of Tract 6, of the proposed Marcellinas Bend Subdivision, surveyed this same day, said point being the most North corner of this tract of land;

Thence across said remainder of a 314.05 acre tract of land, the following bearings and distances;

South 30° 20' 54" East, 1920.04 feet, with the Southwest line of said Tract 6, to a point marked by a 5/8 inch steel rod monument, with cap stamped Rakowitz Engineering and Surveying, set for the South corner of said Tract 6, said point being a reentrant corner of this tract of land;

North 59° 17' 25" East, 1334.64 feet, along the Southeast line of said Subdivision, to a point, marked by a 5/8 inch steel rod monument, with cap stamped Rakowitz Engineering and Surveying, said point being a salient corner of this tract of land;

South 30° 20' 54" East, 41.26 feet, to a point marked by a 5/8 inch steel rod monument with cap stamped Rakowitz Engineering and Surveying, said point being a reentrant corner of this tract of land;

North 59° 17' 25" East, 150.22 feet, to a point marked by a 5/8 inch steel rod monument with cap stamped Rakowitz Engineering and Surveying, said point being a reentrant corner of this tract of land;

North 30° 20' 54" West, 41.26 feet, to a point marked by a 5/8 inch steel rod monument with cap stamped Rakowitz Engineering and Surveying, said point being a salient corner of this tract of land;

North 59° 17' 25" East, 218.09 feet, to a calculated point, lying on the East line of said remainder of a 314.05 acre tract of land, being the centerline of Marcelinas Creek, and the West line of a 22.42 acre tract of land, described in an instrument, recorded in Clerk's File No. 103039, Official Public Records, Wilson County, Texas, said point being the most Easterly North corner of this tract of land;

Thence along the East line of said remainder of a 314.05 acre tract of land, being the centerline of said Marcelinas Creek, the following bearings and distances;

South 07° 58' 21" West, 23.37 feet, along the West line of said 22.42 acre tract of land, to a calculated point, said point being an angle point of this tract of land;

South 17° 54' 01" West, 190.21 feet, continuing along the West line of said 22.42 acre tract of land, to a calculated point, said point being an angle point of this tract of land;

South 14° 57' 20" West, 120.92 feet, continuing along the West line of said 22.42 acre tract of land, to a calculated point, said point being an angle point of this tract of land;

South 23° 52' 50" East, 78.88 feet, continuing along the West line of said 22.42 acre tract of land, to a calculated point, said point being an angle point of this tract of land;

South 33° 21' 43" East, 191.29 feet, along the West line of said 22.42 acre tract of land, and continuing along the West line of a 13.41 acre tract of land, described in an instrument, recorded in Clerk's File No. 94486, Official Public Records of Wilson County, Texas, to a calculated point, said point being an angle point of this tract of land;

South 27° 02' 39" East, 89.44 feet, continuing along the West line of said 13.41 acre tract of land to a calculated point said point being an angle point of this tract of land;

South 34° 04' 53" East, 161.38 feet, along the West line of a 15.13 acre tract of land, described in an instrument, recorded in Clerk's File No. 95394, Official Public Records, Wilson County, Texas, said point being an angle point of this tract of land;

South 41° 40' 50" East, 47.44 feet, continuing along the West line of said 15.13 acre tract of land, to a calculated point, said point being an angle point to this tract of land;

South 51° 24' 20" East, 37.54 feet, continuing along the West line of said 15.13 acre tract of land, to a calculated point, said point being an angle point to this tract of land;

South 58° 19' 49" East, 51.19 feet, continuing along the West line of said 15.13 acre tract of land, to a calculated point, said point being the East corner of said 314.05 acre tract of land, a reentrant corner of said 15.13 acre tract of land, said point being the most Easterly corner of this tract of land;

Thence South 60° 14' 11" West, along the Southeast line of said remainder of a 314.05 acre tract of land, being the West line of said 15.13 acre tract of land, and the Northwest line of a 183.35 acre tract of land, described in an instrument, recorded in Clerk's File No. 00056070, Official Public

Records, Wilson County, Texas, at 64.85 feet, passing a 1/2 inch steel rod monument, found for an witness point of said remainder of a 314.05 acre tract of land, being a salient corner of said 15.13 acre tract of land, and a salient corner of said 183.35 acre tract of land, in all, a total distance of 1554.01 feet, to a point marked by a 1 inch steel pipe monument, found for the South corner of said remainder of a 314.05 acre tract of land, being the East corner of said 56.69 acre tract of land, said point being the South corner of this tract of land;

Thence North 30° 20' 54" West, 2769.72 feet, along the Southwest line of said remainder of a 314.05 acre tract of land, being the Northeast line of said 56.69 acre tract of land, to the point of beginning;

The basis of bearing for this survey is Grid North, Texas State Plane Coordinate System, NAD 83 (2011), South Central Zone.

I, Walt F. Rakowitz, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that the foregoing field notes for a tract of land containing 32.00 acres, prepared for Charlin Akin, dated August 9, 2021, were prepared from an actual survey done under my supervision and that to the best of my knowledge and belief they are a true and correct representation of said survey.



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