

STATE OF TEXAS

COUNTY OF EASTLAND

Field notes of 230.55 acres out of the George Click, Survey No. 771, Abstract No. 52, the A. McBeth, E.T. R.R. Co., Block 2, Survey No. 44, Abstract No. 1537, and being part of those certain nine tract of land referred to in an Affidavit of Certification of Settlement Agreement for the estate of Kenneth Lee Montfort and recorded in Instrument No. 2018-001024, Official Public Record, Eastland County, Texas, said 230.55 acre tract of land being more particularly described by metes and bounds as follows:

Beginning at a 5/8" iron rod found on the south edge of caliche in an "s" curve of C.R. 239, at the southwest corner of the D. Smith, E.T. R.R. Co., Block 2, Survey No. 44, Abstract No. 2089, at the southeast corner of said Survey No. 44, in the north line of the E.T. R.R. Co., Block 2, Survey No. 21, Abstract No. 98, at the southwest corner of a 16.00 acre tract of land described as Tract Two in a Warranty Deed from Beggs to Beggs, dated September 5, 2006, and recorded in Volume 2454, Page 69, Official Public Records, Eastland County, Texas, for the southeast corner of this herein described tract of land;

Thence North 89°40'44" West, a distance of 2808.60 feet to a 1/2" iron rod capped "MQI" set in the east line of the C. Lewis Survey, Abstract No. 1316, at the southwest corner of said Survey No. 44, at the northwest corner of said Survey No. 21, at the northwest corner of a 160.00 acre tract of land described as Tract One Two in said Warranty Deed from Beggs to Beggs, dated September 5, 2006, and recorded in Volume 2454, Page 69, Official Public Records, Eastland County, Texas, in the east line of a 0.37 acre tract of land, surveyed this day, for the southern most southwest corner of this herein described tract of land, from which a 3" pipe fence corner post bears South 01°01'40" West, a distance of 273.21 feet;

Thence North 01°01'40" East, a distance of 48.79 feet to a 1/2" iron rod capped "MQI" set in the east line of said C. Lewis Survey, in the west line of said Survey No. 44, Abstract No. 1537, at a southeast corner of a 58.81 acre tract of land described in a Warranty Deed from Joy to Haros, dated June 20, 2012, and recorded in Instrument No. 2012-001912, Official Public Records, Eastland County, Texas, at the northeast corner of said 0.37 acre tract, for a point in the west line of this herein described tract of land, from which a set 1/2" iron rod capped "MQI" bears North 88°50'03" West, a distance of 50.00 feet;

Thence North 01°01'40" East, passing at 729.79 feet a pipe fence corner post, continuing a total distance of 1767.92 feet to a 1/2" iron rod capped "MQI" set at the northeast corner of said C. Lewis Survey, at the northwest corner of said Survey No. 44, Abstract No. 1537, in the south line of said Survey No. 771, at the northeast corner of a 63.10 acre tract of land described as Tract Two in a Warranty Deed with Vendor's Lien from Williams/Lunsford/Kersh/Gould to Kersh, dated October 24, 2022, and recorded in Instrument No. 2022-003760, Official Public Records, Eastland County, Texas, for an interior corner of this herein described tract of land, from which a 4" pipe fence corner post bears South 04°38'39" West, a distance of 10.61 feet, and a later mentioned set 1/2" iron rod capped "MQI" bears South 89°22'42" East, a distance of 1394.79 feet;

Thence North 89°22'24" West, a distance of 1715.43 feet to a 1/2" iron rod capped "MQI" set in the north line of said C. Lewis Survey, in the south line of said Survey No. 771, in the north line of said 63.10 acre tract, at the southeast corner of a 31.3347 acre tract of land described as Tract Two in a Special Warranty Deed from Parks to King, dated July 16, 2007, and recorded in Volume 2527, Page 106, Official Public Record, Eastland County, Texas, for the western most southwest corner of this herein described tract of land, from which a railroad spike found in the centerline of a road, 15' south of a fence corner post bears North 89°22'42" West, a distance of 854.59 feet;

Thence North 00°25'22" East, generally along a fence, a distance of 1600.54 feet to a 3" pipe fence corner post found at the northeast corner of said 31.3347 acre tract, in the south line of a 71.4492 acre tract described in a Partition Deed recorded in Volume 1343, Page 59, Official Public Record, Eastland County, Texas, for the occupied northwest corner of this herein described tract of land, from which a 1/2" iron pipe found bears North 89°30'55" West, a distance of 841.11 feet;

Thence South 89°30'55" East, generally along a fence, a distance of 3102.15 feet to a nail found at the base of a fence corner post, at the southeast corner of said 71.4492 acre tract, for the northern most northeast corner of this herein described tract of land;

Thence South 00°08'10" West, generally along a fence, a distance of 1608.00 feet to a 1/2" iron rod capped "MQI" set in the south line of said Survey No. 771, in the north line of said Survey No. 44, Abstract No. 1537, for an interior corner of this herein described tract of land, from which a 10" pine 3-way fence corner post bears North 00°08'10" East, a distance of 69.46 feet;

Thence South 89°22'42" East, a distance of 1389.52 feet to a railroad tie fence corner post found in the south line of said Survey No. 771, at the northeast corner of said Survey No. 44, Abstract No. 1537, at the northwest corner of said Survey No. 44, Abstract No. 2089, at the occupied northwest corner of said 16.00 acre tract, for the eastern most northeast occupied corner of this herein described tract of land;

Thence South 00°15'35" West, a distance of 1801.97 feet to the Point of Beginning, containing 230.55 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, Wesley Ray Quinn, Registered Professional Land Surveyor of Texas, do hereby state that this description represents an actual survey made on the ground this the 4th day of August, 2023.



A handwritten signature in blue ink, appearing to read "Wesley Ray Quinn", followed by a horizontal line.

Registered Professional Land Surveyor
Texas Registration No. 6625

A plat accompanies this metes and bounds description.
Job # 23070090
230.55 acres