

FIELDNOTE DESCRIPTION

TRACT 1

Being a 12.06 acre tract of land in the William Punchard Survey, Abstract No. 45, and the Thomas Dillard Survey, Abstract No. 141, Milam County, Texas, and being a part of that certain called 36.17 acre tract of land designated Tract Five in a deed to Shelly Doskocil-Phillips recorded in Instrument No. 2023-1194 of the Official Records of Milam County, Texas (ORMCT). Said 12.06 acre tract being shown on attached plat and more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod at the northwest corner of above mentioned 36.17 acre tract, on or near the center of County Road 275, at or near its intersection with the center of County Road 273, from which a set 1/2" iron rod at a 2-1/2" pipe fence angle post for reference bears South 60 degrees 16 minutes 38 seconds East, a distance of 51.32 feet;

THENCE along or near the center of County Road 275, North 57 degrees 28 minutes 42 seconds East, a distance of 638.21 feet to a found 60d nail at the northeast corner of said 36.17 acre tract, same being the northwest corner of a called 70 acre tract of land designated TRACT THREE to Keith Mitchell (916/192 ORMCT);

THENCE along the east line of said 36.17 acre tract, same being the west line of said 70 acre tract, South 31 degrees 50 minutes 39 seconds East, at a distance of 20.37 feet passing a found 1/2" iron rod with yellow cap in the apparent south right-of-way line County Road 275, continuing along said course and generally along a fence for a total distance of 822.18 feet to a set 1/2" iron rod for the southeast corner of this, same being the northeast corner of TRACT 2, a 12.06 acre tract of land surveyed by me this date;

THENCE crossing said 36.17 acre tract, South 57 degrees 23 minutes 51 seconds West, at a distance of 619.10 feet passing a set 1/2" iron rod in the apparent east right-of-way line of County Road 273 for reference, continuing along said course for a total distance of 638.73 feet to the west line of said 36.17 acre tract;

THENCE along the west line of said 36.17 acre tract, within County Road 273, North 31 degrees 48 minutes 33 seconds West, a distance of 823.09 feet to the **POINT OF BEGINNING**, containing 12.06 acres of land, of which 0.73 acre lies within County Roads 273 and 275.

All bearings recited herein are referenced to Texas State Plane Coordinates, NAD 83, Texas Central Zone.

All set 1/2" iron rods have a yellow cap stamped "RPLS 5345".

September 14, 2023
Don Randall Hughes
Registered Professional Land Surveyor
Texas No. 5345

