

FIELD NOTES
TRACT G

BEING A 16.772 ACRE PARCEL OF LAND SITUATED IN THE MICHAEL GILLAN SURVEY (LEAGUE) ABSTRACT NO. 10, CALDWELL COUNTY, TEXAS, BEING PART OF THAT 185.568 ACRE PARCEL OF LAND DESCRIBED IN WARRANTY DEED FROM KAREN S. McCUTCHAN, ET AL TO ERIC SCOTT ROSS, ET UX AS FILED FOR RECORD AT INSTRUMENT NO. 2019-006454, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY TEXAS, SAME BEING PART OF THAT PARCEL OF LAND DESCRIBED AS THE THIRD TRACT IN EXECUTOR'S DEED FROM THE ESTATE OF CECIL EARLE McCUTCHAN, JR. TO FLORENCE WINSTON McCUTCHAN AS FILED FOR RECORD AT INSTRUMENT NO. 953920 (VOL. 136, AT PG. 315), OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CALDWELL COUNTY TEXAS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH ORANGE PLASTIC CAP MARKED TX RPLS 5367 ON AN EAST LINE OF SAID ROSS PARCEL, THE SOUTHWEST LINE OF CALLIHAN ROAD, AND THE NORTH CORNER OF THIS TRACT, FROM WHICH AN 8 INCH CEDAR FENCE POST ON THE SOUTHWEST LINE OF SAID CALLIHAN ROAD, FOR A NORTH CORNER OF SAID ROSS PARCEL, THE EAST CORNER OF THAT 50.00 ACRE PARCEL DESCRIBED IN GENERAL WARRANTY DEED TO SAUL CERDA BALDERAS AS FILED FOR RECORD IN INSTRUMENT NO. 053866 (VOL. 428, AT PG. 248), OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY TEXAS AND ON A NORTH LINE OF SAID McCUTCHAN PARCEL, BEARS NORTH 41°19'43" WEST A DISTANCE OF 1120.77 FEET;

THENCE SOUTH 41°19'43" EAST, ALONG SAID LINES, A DISTANCE OF 511.40 FEET TO A 1/2 INCH IRON ROD WITH ORANGE PLASTIC CAP MARKED TX RPLS 5367 FOR AN EAST CORNER OF THIS TRACT;

THENCE OVER AND ACROSS SAID ROSS PARCEL AND SAID McCUTCHAN PARCEL THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1. SOUTH 49°05'13" WEST A DISTANCE OF 1453.24 FEET TO A 1/2 INCH IRON ROD WITH ORANGE PLASTIC CAP MARKED TX RPLS 5367 FOR A WEST CORNER OF THIS TRACT, FROM WHICH AN 8 INCH CEDAR FENCE POST ON THE NORTHWEST LINE OF SAID CALLIHAN ROAD, FOR THE SOUTH CORNER OF SAID ROSS PARCEL BEARS SOUTH 27°50'00" A DISTANCE OF 1676.21 FEET;
- 2. NORTH 41°38'14" WEST A DISTANCE OF 493.19 FEET TO A 1/2 INCH IRON ROD WITH ORANGE PLASTIC CAP MARKED TX RPLS 5367 FOR A WEST CORNER OF THIS TRACT
- 3. NORTH 48°22'10" EAST A DISTANCE OF 1455.87 FEET, MORE OR LESS, TO THE WEST LINE OF CALLIHAN ROAD, AN EAST LINE OF THE ROSS PARCEL, AND **THE POINT OF BEGINNING**;

CONTAINING 16.772 ACRES (730593 SQUARE FEET) OF LAND, MORE OR LESS.

NOTES:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTHWEST LINE OF THAT 185.568 ACRE PARCEL OF LAND DESCRIBED IN WARRANTY DEED FROM KAREN S. McCUTCHAN, ET AL TO ERIC SCOTT ROSS, ET UX AS FILED FOR RECORD AT INSTRUMENT NO. 2019-006454, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY TEXAS, SAID LINE MONUMENTED ON THE SOUTH BY BY A 60d NAIL IN AN 8 INCH TREATED FENCE POST FOR THE SOUTH CORNER OF SAID ROSS PARCEL, THE EAST CORNER OF THAT 75.55 ACRE PARCEL DESCRIBED IN WARRANTY DEED TO ABEL J. AND MARY ANN THERIOT FAMILY LIMITED PARTNERSHIP AS FILED FOR RECORD IN INSTRUMENT NO. 090157 (VOL. 558, AT PG. 414), OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY TEXAS AND IN THE SOUTHWEST LINE OF SAID McCUTCHAN PARCEL AND A 5/8 INCH IRON ROD FOUND FOR THE WEST CORNER OF SAID ROSS PARCEL, THE WEST CORNER OF SAID McCUTCHAN PARCEL AND THE NORTH CORNER OF SAID THERIOT PARCEL SAID LINE BEARS NORTH 40°55'08" WEST.

I, DOUGLAS W. CHINN, A REGISTERED PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ON THE DATE OF MY SIGNATURE, THIS ACCURATELY REPRESENTS THE FACTS FOUND AT THE TIME OF A SURVEY MADE UNDER MY RESPONSIBLE CHARGE.

FOR AND BEHALF OF
ACKLAM, INC.
DOUGLAS W. CHINN, RPLS, PLS
TEXAS REGISTERED PROFESSIONAL LAND
SURVEYOR NO. 5367



REVISIONS

NO.	DATE	BY	DESCRIPTION
1	06/03/2021	RWC	REVISE DESCRIPTION

