

**LEGEND**

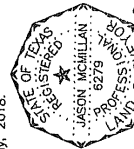
Q SET 1 1/2" IRON ROD W/ CAP  
STAMPED "WJ"

⊙ FOUND 1/2" IRON ROD  
FOUND 1/2" IRON ROD  
FOUND PIPE  
FOUND REINFORCING POST  
CONCRETE HIGHWAY MONUMENT  
CALCULATED POINT  
SUBJECT PROPERTY BOUNDARY  
ELECTRICITY LINE  
ORANGE ELECTRIC LINE  
DIRT/GRAVEL ROAD  
WIRE FENCE

APPROXIMATE ORIGINAL TEXAS  
RANGE SURVEY  
ELECTRIC METER  
WATER WELL  
R-O-W RIG-OF-WAY

Referencing Basic Horizon is Texas State Plane Coordinate System, Reference Frame North American Datum 1983 (2011) (SPCH 2010.00000), as determined from Global Navigation Satellite System (GNSS) survey equipment by Static, Global Reference System (VRS) network and or Real Time Kinematic (RTK). Distances shown herein are shown as grid Texas State Plane North American Datum 1983 distances without the benefit of a current title report. There may be easements and/or covenants affecting this tract not shown herein. Maters and bounds descriptions accompany this plat.

I, Jason McMillan, Registered Professional Land Surveyor of Texas, do hereby state that this plat represents an actual survey made under my direction to the best of my knowledge and ability, this the 4th day of May, 2018.



Field: JT  
Office: JM

STATE OF TEXAS

COUNTY OF MASON

Field notes of a 20.00-acre tract of land, being out of a 91.11-acre tract of land conveyed from Chanas Acquisitions, LLC to Mike Patterson, et ux by Warranty Deed dated July 13, 2015 and recorded in Volume 284, Page 228 of the Real Property Records of Mason County, Texas;

Said 20.00-acre tract is comprised of a portion of the Hubertus Schmidt Survey No. 178, Abstract 879, is situated in Mason County, Texas, approximately 7 miles South 52° East from the Mason County Courthouse, and is described by metes and bounds as follows:

Beginning at a 3" pipe fence corner post found in the northeast right-of-way line of U. S. Highway 87, for the southwest corner of said 91.11-acre tract and the southwest corner of this tract; whence a 3" pipe fence corner post at the occupied southwest corner of stock pens and a called southeast corner of an 81.54-acre tract of land conveyed to Melissa Kirchhoff Taylor by Partition Deed dated June 17, 2002 and recorded in Volume 170, Page 440 of the Real Property Records of Mason County, Texas; bears North 69°09'12" West, a distance of 4.33 feet;

Thence North 03°26'53" East along the west line of said 91.11-acre tract and the west line of this tract, a distance of 37.91 feet to a 6" pipe fence corner post found at the northwest corner of said stock pens, at an interior corner of said 81.54-acre tract, at the occupied northwest corner of said Hubertus Schmidt Survey No. 178, Abstract 879, for the northwest corner of said 91.11-acre tract and the northwest corner of this tract;

Thence South 89°23'37" East along a south line of said 81.54-acre tract, the north line of said 91.11-acre tract, and the north line of this tract, a distance of 1866.13 feet to a ½" iron rod with surveyor's cap stamped "MQI" set for the northeast corner of this tract; whence a ½" iron rod found at the northeast corner of said 91.11-acre tract bears South 89°23'37" East, 1084.63 feet;

Thence South 00°36'23" West across said 91.11-acre tract, and along the east line of this tract, a distance of 1029.09 feet to a ½" iron rod with surveyor's caps stamped "MQI" set in the northeast right-of-way line of said U. S. Highway 87, in the southwest line of said 91.11-acre tract, for the southeast corner of this tract; whence a 5/8" iron rod found at the southeast corner of said 91.11-acre tract bears South 55°17'07" East, 3413.44 feet;

Thence North 55°17'07" West along the northeast right-of-way line of said U.S. Highway 87, the southwest line of said 91.11-acre tract, and the southwest line of this tract, a distance of 710.86 feet to a concrete monument found at the beginning of a curve to the left with a radius of 3879.70 feet, for an angle corner of this tract;

Thence in a northwesterly direction continuing along the northeast right-of-way line of said U.S. Highway 87, the southwest line of said 91.11-acre tract, the southwest line of this tract, and with said curve to the left (Chord Bearing = North 62°12'11" West, Chord Distance = 937.04 feet), a distance of 939.33 feet to a concrete monument found for an angle corner of this tract;

Thence North 69°09'12" West continuing along the northeast right-of-way line of said U.S. Highway 87, the southwest line of said 91.11-acre tract, and the southwest line of this tract, a distance of 475.30 feet to the point of beginning, containing 20.00-acres of land, more or less, subject to all easements of record.

Bearings in this description are based on a GPS Survey, Texas Coordinate System of 1983, South Central Zone.

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 4<sup>th</sup> day of May 2018.



*dm*

Registered Professional Land Surveyor  
Texas Registration No. 6279

A plat accompanies this metes and bounds description.  
Job # 18050009a