

BUSHONG LAND SURVEYING

Land Surveying Across The Lone Star State

P.O. Box 284 • Junction, Texas 76849

Phone: (830) 928-4070 • Email: benge.bls@gmail.com

www.bushonglandsurveying.com

DESCRIPTION OF 573.30 ACRES OF LAND OUT OF SURVEY NO. 67, BLOCK C, SUTTON COUNTY, TEXAS.

Being 573.30 acres of land, a part of Survey No. 67, H.E.&W.T. Ry. Co., Block C, Abstract No. 413, lying and being situated in Sutton County, Texas. Subject tract being the Bonner Charles Walsh lands described as 578 acres in a Partition Deed dated January 1, 2024 and recorded in Instrument 68578 of the Official Public Records of Sutton County, Texas. Subject tract being more particularly described by metes and bounds as follows:

BEGINNING at a pipe 3-way fence corner post taken as the common corner of Survey Nos. 54, 55, 66, and 67, said Block C;

THENCE S 89° 54' W (basis of bearings – GPS True North) along or near fence with the common occupational line between said Survey Nos. 66 and 67, also being the occupational south line of said 578 acre tract and occupational north line of a certain 640 acre tract (Vol. 373, Pg. 202 OPR) a distance of 5277.34 feet to a set ½" iron stake marking the common ostensible corner of Survey Nos. 66, 67, 78, and 79, Block C, also marking the southwest corner of said 578 acre tract and southeast corner of an adjoining 578 acre tract (Inst. 68579), from which a pipe 3-way fence corner post marking the occupied common west corner of Survey Nos. 90 and 91, Block C, bears S 89° 59' W, 10554.68 feet;

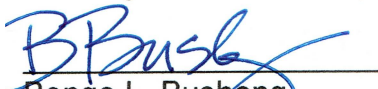
THENCE N 0° 04' W with the ostensible common line between Survey Nos. 67 and 78, Block C, also being the common line between both 578 acre tracts, at 4738.69 feet cross a fence and continue in all a distance of 4740.08 feet to a ½" iron stake set in the south line of a certain 186 acre tract (Vol. 145, Pg. 392 OPR) marking the common north corner of both 578 acre tracts, from which a pipe 3-way fence corner post taken as the southwest corner of said 186 acre tract bears N 89° 59' W, 10543.16 feet;

THENCE S 89° 59' E along or near fence with the occupational south line of said 186 acre tract and occupational north line of said Walsh 578 acre tract a distance of 5271.58 feet to a cedar 3-way fence corner post marking the occupational southeast corner of said 186 acre tract and occupational northeast corner of said Walsh 578 acre tract;

THENCE S 0° 08' E along or near fence with the occupational common line between said Survey Nos. 54 and 67, also being the west line of Tract 7 (237.76 ac.), BRR Ranches, according to the plat thereof recorded on Slide 120B of the Plat Records of Sutton County, Texas, a distance of 4729.38 feet to the place of BEGINNING.

Surveyed on the ground January 8, 2025. Job No. 25-4182 (Walsh.trv)

I, Benge L. Bushong certify that this survey was made
on the ground, under my supervision, on the date shown.


Benge L. Bushong
R.P.L.S. No. 5690
Firm# 10055200

