

Hay & Associates Surveying Co.

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STATE OF TEXAS
COUNTY OF KIMBLE

Field Notes of 794.89 acres being all of a 5.01 acre tract, Volume 111, Page 244 Official Public Records of Kimble County, Texas; a 7.17 acre tract, File # 53872 Official Public Records of Kimble County, Texas; a 37.07 acre tract, Tract One, File # 49322 Official Public Records of Kimble County, Texas; a 236.71 acre tract, Second Tract, File # 49322 Official Public Records of Kimble County, Texas; and a 508.13 acre tract, Tract 1, File # 50099 Official Public Records of Kimble County, Texas; out of the following Original Surveys:

<u>Survey</u>	<u>Grantee</u>	<u>Abstract No.</u>	<u>Acres</u>
668	B.B.B. & RR. Co.	44	161.02
669	B.B.B. & RR. Co.	42	3.11
18	T.W.N.G. RR. Co.	1551	10.77
21	T.W.N.G. RR. Co.	656	94.82
20	L. Beasley	1550	457.27
112	S.A. McDonald	1634	67.90

BEGINNING at a 5/8" iron pin set by a 2 7/8" pipe post found in the west line of County Road 450, for the lower northeast corner of a 273.96 acre tract, File # 49324 Official Public Records of Kimble County, Texas, the southeast corner of the 5.01 acre tract, and the southeast corner of the subject tract, a cotton spindle found for a tie to the terminus of the 30' wide ingress-egress road easement, File # 49321 Official Public Records of Kimble County, Texas bears S 17° 06' 00" E 222.35 feet and a 2" pipe post found for the southeast corner of the 273.96 acre tract bears S 15° 47' 56" E 740.58 feet.

THENCE with the south line of the 5.01 acre tract and the north line of the 273.96 acre tract:

S 60° 26' 22" W 188.55 feet to a 1/2" iron pin found by a 2 7/8" pipe post,
S 75° 51' 54" W 207.03 feet to a 1/2" iron pin found by a 2 7/8" pipe post, from which a 1/2" iron pin found in the centerline of the 30' wide road easement bears S 4° 20' 42" W 21.36 feet,
S 54° 25' 00" W 175.21 feet to a 5/8" set iron pin,
N 73° 18' 00" W 158.54 feet to a 5/8" iron pin set in the east line of the 37.07 acre tract and for the southwest corner of the 5.01 acre tract.

THENCE with the north line of the 273.96 acre tract and the southwest line of the 37.07 acre tract:

S 20° 02' 59" W 21.13 feet to a PK nail set in a concrete creek crossing slab and in the centerline of the 30' wide road easement, continuing with the centerline of the 30' wide road easement,
N 71° 28' 16" W 156.64 feet to a point,
N 85° 09' 16" W 76.56 feet to a point,
S 86° 23' 44" W 317.10 feet to a 1/2" found iron pin,
N 74° 40' 19" W 81.91 feet to a point,
N 67° 01' 07" W 183.52 feet to a 1/2" found iron pin,
N 51° 38' 00" W 85.50 feet to a 1/2" found iron pin,
N 33° 54' 45" W 358.01 feet to a 1/2" found iron pin,
N 30° 15' 00" W 183.21 feet to a 1/2" found iron pin,
N 24° 59' 25" W 200.52 feet to a 1/2" found iron pin,
N 52° 14' 50" W 55.94 feet to a 1/2" iron pin found for the lower southeast corner of the 236.71 acre tract.

THENCE with the centerline of the 30' wide road easement, the north line of the 273.96 acre tract, and the south line of the 236.71 acre tract:

S 60° 34' 19" W 270.50 feet to a 1/2" found iron pin,
S 65° 18' 04" W 268.53 feet to a 1/2" found iron pin,
S 68° 33' 07" W 186.53 feet to a point in the center of a cattle guard,
S 87° 17' 59" W 50.97 feet to a 1/2" found iron pin,
N 61° 18' 10" W 64.42 feet to a 1/2" found iron pin,
N 45° 30' 44" W 153.60 feet to a 1/2" found iron pin,
N 59° 24' 03" W 202.60 feet to a 1/2" found iron pin,
N 70° 21' 22" W 138.40 feet to a point,
N 88° 08' 22" W 133.50 feet to a point,
S 79° 25' 38" W 227.53 feet to a 1/2" found iron pin,
S 81° 57' 40" W 220.91 feet to a 1/2" found iron pin,
S 68° 22' 07" W 103.00 feet to a 1/2" found iron pin,
S 58° 24' 06" W 164.16 feet to a 1/2" found iron pin,
S 71° 00' 13" W 76.77 feet to a 1/2" found iron pin,
S 88° 08' 42" W 134.38 feet to a 1/2" found iron pin,
S 83° 59' 16" W 329.98 feet to a 1/2" found iron pin,
N 78° 04' 24" W 169.45 feet to a 1/2" found iron pin,
N 85° 37' 31" W 241.12 feet to a 1/2" found iron pin,
S 87° 32' 17" W 138.70 feet to a 1/2" found iron pin,

N 79° 07' 15" W 111.53 feet to a 1/2" found iron pin,
N 88° 31' 31" W 56.54 feet to a 1/2" found iron pin,
S 60° 16' 33" W 52.60 feet to a 1/2" found iron pin,
S 38° 37' 07" W 58.09 feet to a 1/2" found iron pin,
S 1° 23' 00" W 92.50 feet to a 1/2" found iron pin,
S 27° 12' 15" W 49.43 feet to a point,
S 48° 18' 45" W 237.81 feet to a 1/2" found iron pin,
S 46° 12' 34" W 447.85 feet to a 1/2" found iron pin,
S 42° 50' 19" W 321.84 feet to a 1/2" found iron pin,
S 47° 37' 57" W 551.86 feet to a 1/2" found iron pin,
S 38° 46' 32" W 145.80 feet to a 1/2" found iron pin,
S 32° 55' 10" W 228.62 feet to a 1/2" found iron pin,
S 30° 46' 19" W 208.91 feet to a 1/2" found iron pin,
S 39° 43' 29" W 101.01 feet to a cotton spindle set in the north line of the 508.13 acre tract and for the lower southwest corner of the 236.71 acre tract, a 1/2" iron pin found in the south line of the 236.71 acre tract bears N 48° 28' 19" W 75.43 feet.

THENCE S 48° 28' 24" E, leaving the centerline of the 30' wide road easement, 25.41 feet to a 1/2" iron pin found in the west line of the 273.96 acre tract and for the northeast corner of the 508.13 acre tract.

THENCE, with the west line of the 273.96 acre tract and the east line of the 508.13 acre tract, S 44° 59' 06" W 734.57 feet to a 1/2" found iron pin and S 53° 32' 09" W 243.25 feet to a 2 7/8" pipe post 2-way fence corner found for the southwest corner of the 273.96 acre tract and the northwest corner of a 761.45 acre tract, Volume 102, Page 594 Official Public Records of Kimble County, Texas.

THENCE with the southwest line of the 761.45 acre tract, the east line of the 508.13 acre tract, and generally with the fence:

S 48° 56' 55" W 1810.01 feet to a 2 7/8" pipe post 2-way fence corner,
S 8° 29' 15" W 945.20 feet to a 2 7/8" pipe post 2-way fence corner,
S 31° 50' 03" E 845.60 feet to a 2 7/8" pipe post 3-way fence corner,
N 80° 54' 22" E 697.98 feet to a 6" pipe post 2-way fence angle,
S 86° 46' 25" E 613.24 feet to a 6" pipe post 2-way fence angle,
S 85° 27' 21" E 86.30 feet to a 6" pipe post 2-way fence angle,
S 87° 52' 36" E 710.56 feet to a 6" pipe post 3-way fence corner,
S 87° 07' 50" E 396.99 feet to a 6" pipe post 2-way fence corner found for the lower northeast corner of the 508.13 acre tract,
S 0° 46' 37" W 299.75 feet to a 5/8" iron pin found by a 2 7/8" pipe post 2-way fence corner and a 6" pipe post 2-way fence corner, for the lower southwest corner of the 761.45 acre tract and the northwest corner of a 1570.99 acre tract, Volume 99, Page 548 Deed Records of Kimble County, Texas.

THENCE S 0° 05' 29" E, with the west line of the 1570.99 acre tract and generally east of the fence, 2754.28 feet to a 5/8" iron pin set by a 12" treated post 3-way fence corner for the northeast corner of a 811.73 acre tract, Volume 138, Page 538 Deed Records of Kimble County, Texas, the southeast corner of the 508.13 acre tract, and the lower southeast corner of the subject tract.

THENCE S 72° 25' 18" W, with the north line of the 811.7 acre tract, the south line of the 508.13 acre tract, and generally north of the fence, 5212.83 feet to a 2 7/8" pipe post found in the east line of a 5340.45 acre tract, Volume 112, Page 829 Deed Records of Kimble County, Texas, for the northwest corner of the 811.7 acre tract, the southwest corner of 508.13 acre tract, and the southwest corner of the subject tract, a cotton spindle found for a tie to the point of beginning of the 30' wide ingress-egress road easement bears N 68° 55' 48" E 22.09 feet.

THENCE, the east line of the 5340.45 acre tract, the west line of the 508.13 acre tract, and generally with the fence:

N 0° 33' 16" E, with the ostensible west line of Survey 20, 3805.96 feet 2 7/8" pipe post 3-way fence corner,
N 50° 44' 38" E 801.51 feet 2 7/8" pipe post 2-way fence angle,
N 80° 44' 33" E 147.94 feet 2 7/8" pipe post 3-way fence corner,
N 1° 44' 23" W 915.26 feet 2 7/8" pipe post 2-way fence angle,
N 48° 00' 54" E 1651.62 feet 2 7/8" pipe post 3-way fence corner,
N 9° 08' 27" E 1025.37 feet 2 7/8" pipe post 2-way fence angle,
N 57° 19' 36" E 813.21 feet 2 7/8" pipe post 3-way fence corner, for the northeast corner of the 5340.45 acre tract, and the southeast corner of an 898.65 acre tract, File # 53703 Official Public Records of Kimble County, Texas.

THENCE, the east line of the 898.65 acre tract, the west line of the 508.13 acre tract, the north line of 236.71 acre tract, and generally with the fence:

N 56° 56' 55" E 1097.60 feet 2 7/8" pipe post 2-way fence angle for the northwest corner of the 508.13 acre tract and the southwest corner of the 236.71 acre tract, a 1/2" iron pin found for an angle in the north line of the 508.13 acre tract bears S 59° 50' 12" E 487.12 feet, continuing with the west line of the 236.71 acre tract,

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N 10° 38' 03" E 234.54 feet to a 2 7/8" pipe post 2-way fence angle,
N 14° 44' 30" E 141.93 feet to a 2 7/8" pipe post 2-way fence angle,
N 22° 54' 48" E 789.53 feet to a 2 7/8" pipe post 2-way fence angle,
N 24° 33' 18" E 532.68 feet to a 2 7/8" pipe post 2-way fence angle,
N 24° 46' 13" E 485.50 feet to a 2 3/8" pipe post 3-way fence corner,
N 78° 09' 10" E 705.66 feet to a 2 3/8" pipe post 2-way fence angle,
N 37° 16' 03" E 973.88 feet to a 2 3/8" pipe post 3-way fence corner found in the west line of a 49.73 acre tract, Volume 154, Page 264 Deed Records of Kimble County, Texas and for the upper southeast corner of the 898.65 acre tract.

THENCE with the west & south line of the 49.73 acre tract, the north line of the 236.71 acre tract, and generally with the fence:

S 30° 38' 34" E 276.18 feet to a 1/2" iron pin found for the southwest corner of the 49.73 acre tract, N 59° 16' 58" E; at 2653.72 feet pass a 1/2" found iron pin; at 2712.44 feet pass a 2 7/8" pipe post; leaving the fence, continuing a total of 3020.18 feet to a point in the centerline of the Johnson Fork Creek, for the southeast corner of the 49.73 acre tract, the northwest corner of a 6 acre tract, Volume 121, Page 378 Official Public Records of Kimble County, Texas, the upper northeast corner of the 236.71 acre tract, and the upper northeast corner of the subject tract, a 6" cedar post found for the northeast corner of the 6 acre tract bears N 59° 45' 13" E 434.34 feet.

THENCE with the centerline meanders of the Johnson Fork Creek:

S 40° 43' 32" E 92.29 feet, S 13° 44' 36" E 36.30 feet, S 48° 26' 07" E 625.78 feet,
S 66° 34' 45" E 129.79 feet, and S 48° 18' 00" E 72.72 feet to a point for the southwest corner of a 2.21 acre tract, Volume 127, Page 792 Official Public Records of Kimble County, Texas.

THENCE N 50° 44' 28" E; at 47.53 feet pass a 2 7/8" pipe post; generally continuing with the fence; at 282.97 feet pass a 2" chain link 3-way fence corner for the southeast corner of the 2.21 acre tract; continuing a total of 292.92 feet to a 5/8" iron pin set by a 2 7/8" pipe post 2-way fence corner in the west line of County Road 450 and for the lower northeast corner of the 236.71 acre tract, a 6" cedar post found for the northeast corner of the 2.21 acre tract bears N 36° 58' 05" W 265.58 feet.

THENCE with the west line of County Road 450, the east line of the 236.71 acre tract, and generally with the fence:

S 27° 16' 58" E 899.25 feet to a 2 7/8" pipe post 2-way fence angle,
S 37° 53' 11" E 89.73 feet to a 2 7/8" pipe post 2-way fence angle,
S 50° 15' 49" E 59.29 feet to a 2 7/8" pipe post 2-way fence angle,
S 62° 16' 30" E 194.03 feet to a 2 7/8" pipe post 2-way fence angle,
S 54° 21' 58" E 108.39 feet to a 2 7/8" pipe post 2-way fence angle,
S 46° 10' 07" E 123.23 feet to a 1/2" iron pin found by a 2 7/8" pipe post 2-way fence angle for the southeast corner of the 236.71 acre tract and the northeast corner of the 37.07 acre tract.

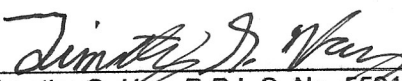
THENCE, with the west line of County Road 450, the east line of the 37.07 acre tract, and generally with the fence, S 35° 38' 13" E 186.34 feet to a 2 7/8" pipe post 2-way fence angle and S 22° 24' 04" E 585.75 feet to a 1/2" iron pin found by a 6" pipe post 2-way fence angle for the upper southeast corner of the 37.07 acre tract and the northeast corner of the 7.17 acre tract.

THENCE with the west line of County Road 450, the east line of the 7.17 acre tract, and generally with the fence:

S 22° 18' 47" E 247.33 feet to a 2' X 2' rock column fence angle,
S 20° 57' 25" E 152.91 feet to a 2' X 2' rock column fence angle,
S 16° 46' 34" E 120.06 feet to a 1/2" iron pin found by a 2' X 2' rock column fence angle, for the southeast corner of the 7.17 acre tract and the northeast corner of the 5.01 acre tract.

THENCE, with the west line of County Road 450, the east line of the 5.01 acre tract, and generally with the fence, S 18° 17' 51" E 178.03 feet to a 1/2" iron pin found by a 2 7/8" pipe post 2-way fence angle and S 18° 45' 36" E 176.25 feet to the POINT OF BEGINNING. Surveyed on the ground January 17 & 18, 2024 and prepared for Nicolas Leano. Bearings shown herein are based on WGS 84 from GPS observations.

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground by me and to the best of my knowledge and belief it is true and correct. Hay & Associates Surveying Co. accepts responsibility for these field notes only to the original clients for which it was prepared.


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