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○ Set 1/2" iron rod w/yellow cap stamped "RPLS 5345"

⊙ Found 1/2" iron rod w/cap stamped "RPLS 6410"

—X— Fence line

NRBCT Deed Records of Bell County, Texas

NRPRPBCT Official Public Records of Real Property of Bell County, Texas

67.48 acre tract  
Eugene Gilbert Pavlat  
Volume 1250, Page 881  
DRBCT

200 acre tract  
John Pajestka  
Document No.  
2012-00042244  
OPRRPBCT

LINE	BEARING	DISTANCE
L1	N 25°19'03" W	27.65
L2	N 20°57'39" E	405.84
L3	N 09°28'00" E	104.85


STATE OF TEXAS  
REGISTERED  
DON RANDALL HUGHES  
5345  
PROFESSIONAL  
LAND SURVEYOR

part of a 101-1/4 acre tract  
 Leroy Dee Cowan, et ux  
 Volume 622, Page 538  
 DRBCT

100 acre tract  
Andrew Pumphrey Trust B  
Volume 5756, Page 833  
OPRRPRBCT

N 71°35'45" W 825.29'  
CATHEY CREEK ROAD  
(public gravel road)

PHONE (254) 697-3646 FAX (254) 697-8776



## FIELDNOTE DESCRIPTION

### 69.72 ACRE TRACT

Being a 69.72 acre tract of land in the L. S. Simpson Survey, Abstract No. 736 and the L. S. Simpson Survey, Abstract No. 776, Bell County, Texas and being a part of that certain called 101-1/4 acre tract of land described in a deed to Leroy Dee Cowan, et ux, recorded in Volume 622, Page 538 of the Deed Records of Bell County, Texas (DRBCT). Said 69.72 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 with cap stamped "RPLS 6410" at the northwest corner of above mentioned 101-1/4 acre tract, same being the northeast corner of a 200 acre tract of land to John Pajestka recorded in Document No. 2012-00042244 of the Official Public Records of Real Property of Bell County, Texas (OPRRPBCT), and being in the south line of a 68.33 acre tract of land to Wayne Thompson, et ux, (2647/210 OPRRPBCT);

**THENCE** along the north line of said 101-1/4 acre tract, same being the south line of said 68.33 acre tract and the south line of a 67.48 acre tract of land to Eugene Gilbert Pavlat (1250/881-DRBCT), South 72 degrees 25 minutes 50 seconds East, a distance of 845.52 feet to a set 1/2" iron rod with yellow cap stamped "RPLS 5345" at the northwest corner of a 100 acre tract of land to Andrew Pumphrey Trust B (5756/833 OPRRPBCT);

**THENCE** along the east line of said 101-1/4 acre tract, same being the west line of said 100 acre tract, South 19 degrees 02 minutes 47 seconds West, a distance of 3597.86 feet to a set 1/2" iron rod with yellow cap stamped "RPLS 5345" for the north right-of-way line of Cathey Creek Road, a public gravel road;

**THENCE** along the north and east right-of-way line of Cathey Creek Road and crossing said 101-1/4 acre tract, the following:

North 71 degrees 35 minutes 45 seconds West, a distance of 825.29 feet to a set 1/2" iron rod with yellow cap stamped "RPLS 5345";

North 25 degrees 19 minutes 03 seconds West, a distance of 27.65 feet to a set 1/2" iron rod with yellow cap stamped "RPLS 5345";

North 20 degrees 57 minutes 39 seconds East, a distance of 405.84 feet to a set 1/2" iron rod with yellow cap stamped "RPLS 5345";

North 09 degrees 28 minutes 00 seconds East, a distance of 104.85 feet to a set 1/2" iron rod with yellow cap stamped "RPLS 5345" in the common line of said 200 acre tract and said 101-1/4 acre tract;

**THENCE** along said common line, North 19 degrees 06 minutes 24 seconds East, a distance of 3056.55 feet to the **POINT OF BEGINNING**, containing 69.72 acres of land.


All bearings recited herein are referenced to Geodetic North.

March 3, 2017

Don Randall Hughes

Registered Professional Land Surveyor

Texas No. 5345

  
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