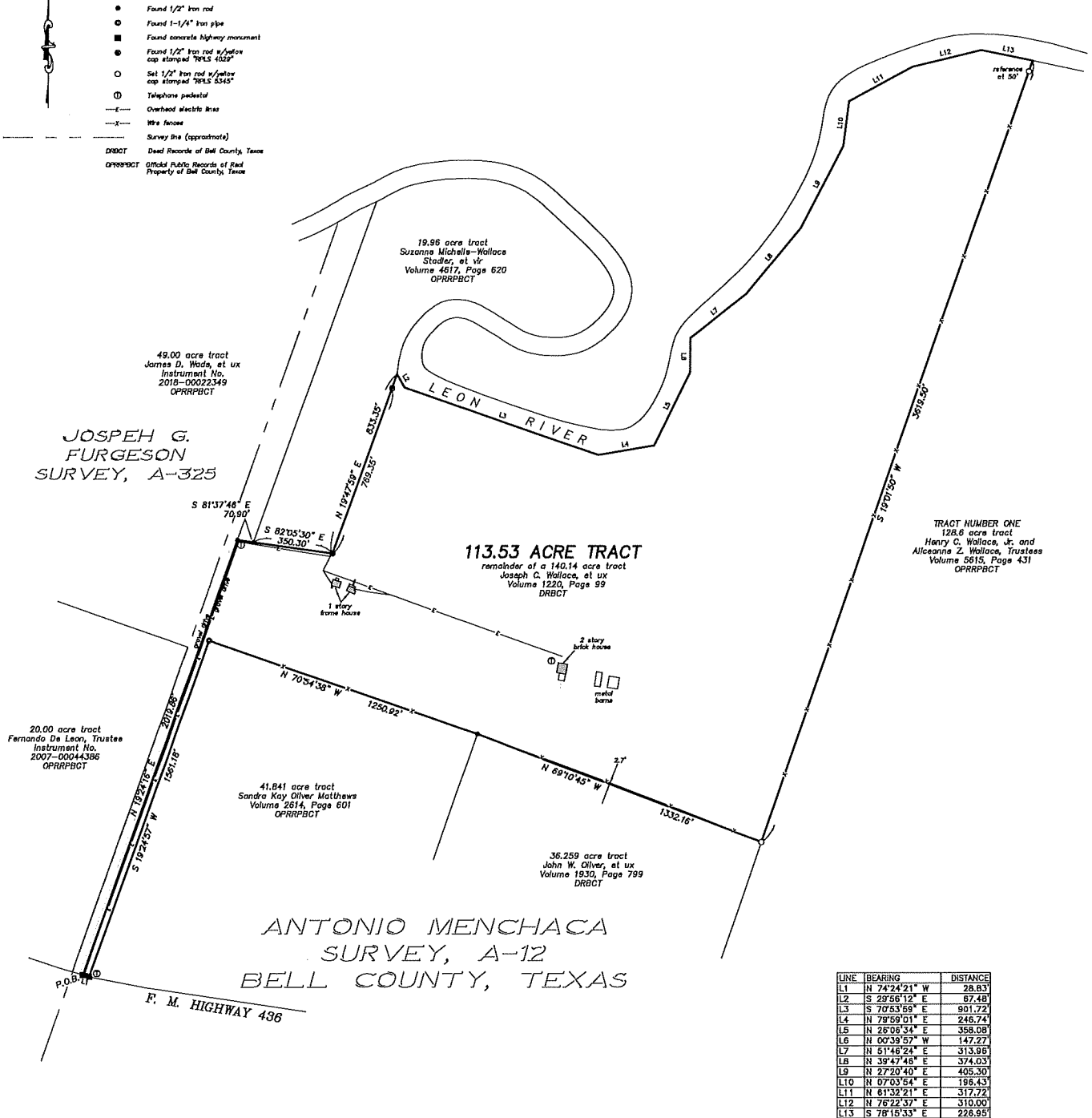


LEGEND:

- Found 1/2" iron rod
- Found 1-1/4" iron pipe
- Found concrete highway monument
- Found 1/2" iron rod w/yellow cap stamped "BPLS 4028"
- Set 1/2" iron rod w/yellow cap stamped "BPLS 5345"
- ⊕ Telephone pedestal
- Overhead electric lines
- Wire fences
- Survey line (approximate)
- DRBCT Dead Records of Bell County, Texas
- OPRRPBCT Official Public Records of Real Property of Bell County, Texas



This survey was prepared without benefit of a title opinion and may not show all matters of record affecting the subject tract. No search of the public record for easements was made by Hughes Surveying.

This plot is to accompany a fieldnote description of the 113.53 acre tract of land shown hereon.

All bearings shown hereon are referenced to Geodetic North.

I, Don Randall Hughes, do hereby certify that this plot correctly represents a survey made on the ground under my direction and supervision on May 23, 2019.

Don Randall Hughes

Don Randall Hughes Registered Professional Land Surveyor No. 5345



BOUNDARY SURVEY
OF A 113.53 ACRE TRACT OF LAND IN THE ANTONIO
MENCHACA SURVEY, A-12, BELL COUNTY, TEXAS

Don Randall Hughes

Hughes Surveying
Texas Board of Professional Land Surveying, Firm Number 10053300

P. O. BOX 1135
212 N. CENTRAL AVENUE
CAMERON, TEXAS 76520
PHONE (254) 697-3646 FAX (254) 697-8776

DATE: 5/23/19
Proj. No. 6185
Dwn. By LEM
Scale: 1"=300'
Dwg. No. C-1271
SHT. OF

FIELDNOTE DESCRIPTION

Being a 113.53 acre tract of land in the Antonio Menchaca Survey, Abstract No. 12, Bell County, Texas and being a remainder portion of that certain called 140.14 acre tract of land described in a deed to Joseph C. Wallace, et ux, recorded in Volume 1220, Page 99 of the Deed Records of Bell County, Texas. Said 113.53 acre tract being shown on attached plat and more particularly described by metes and bounds as follows:

BEGINNING at a found concrete highway monument at the southwest corner of above mentioned 140.14 acre tract, same being the southeast corner of a 49.00 acre tract of land to James D. Wade, et ux, recorded in Instrument No. 2018-00022349 of the Official Public Records of Real Property of Bell County, Texas (OPRRPBCT), located in the north right-of-way line of F. M. Highway 436;

THENCE along the west line of said 140.14 acre tract, same being the east line of said 49.00 acre tract, North 19 degrees 24 minutes 16 seconds East, a distance of 2019.86 feet to a found ½" iron rod;

THENCE South 81 degrees 37 minutes 46 seconds East, a distance of 70.90 feet to a found ½" iron rod at a wood corner post at the southwest corner of a 19.96 acre tract of land to Suzanne-Michelle-Wallace Stadler, et vir, (4617/620- OPRRPBCT);

THENCE South 82 degrees 05 minutes 30 seconds East, a distance of 350.30 feet to a found ½" iron rod with cap stamped "CTS4029" at the southeast corner of said 19.96 acre tract;

THENCE along the east line of said 19.96 acre tract, North 19 degrees 47 minutes 59 seconds East, at a distance of 769.35 feet passing a found ½" iron rod with cap stamped "CTS4029" for reference, continuing along said course for a total distance of 833.35 feet to the south cut-bank of the Leon River;

THENCE along the south cut-bank of the Leon River, the following:

- L2 South 29 degrees 56 minutes 12 seconds East, a distance of 67.48 feet;
- L3 South 70 degrees 53 minutes 59 seconds East, a distance of 901.72 feet;
- L4 North 79 degrees 59 minutes 01 seconds East, a distance of 246.74 feet;
- L5 North 26 degrees 06 minutes 34 seconds East, a distance of 358.08 feet;
- L6 North 00 degrees 39 minutes 57 seconds West, a distance of 147.27 feet;
- L7 North 51 degrees 46 minutes 24 seconds East, a distance of 313.96 feet;
- L8 North 39 degrees 47 minutes 46 seconds East, a distance of 374.03 feet;
- L9 North 27 degrees 20 minutes 40 seconds East, a distance of 405.30 feet;

- L10 North 07 degrees 03 minutes 54 seconds East, a distance of 196.43 feet;
- L11 North 61 degrees 32 minutes 21 seconds East, a distance of 317.72 feet;
- L12 North 76 degrees 22 minutes 37 seconds East, a distance of 310.00 feet;
- L13 South 78 degrees 15 minutes 33 seconds East, a distance of 226.95 feet to the northeast corner of said 140.14 acre tract, same being the northwest corner of a 128.6 acre tract of land designated TRACT NUMBER ONE to Henry C. Wallace, Jr. and Aliceanne Z. Wallace, Trustees (5615/431 OPRRPBCT);

THENCE along an east line of said 140.14 acre tract, same being the west line of said 128.6 acre tract and generally along a fence, South 19 degrees 01 minutes 50 seconds West, at a distance of 50.00 feet passing a set ½" iron rod with yellow cap stamped "RPLS 5345" for reference, continuing along said course for a total distance of 3619.50 feet to a set ½" iron rod with yellow cap stamped "RPLS 5345" for the northeast corner of a 36.529 acre tract of land to John W. Oliver, et ux, (1930/799 DRBCT);

THENCE along a south line of said 140.14 acre tract, same being the north line of said 36.259 acre tract, North 69 degrees 10 minutes 45 seconds West, a distance of 1332.16 feet to a found ½" iron rod at a cedar gate post at the northeast corner of a 41.841 acre tract of land to Sandra Kay Oliver Matthews (2614/601 OPRRPBCT);

THENCE along a south line of said 140.14 acre tract, same being the north line of said 41.841 acre tract and generally along a fence, North 70 degrees 54 minutes 38 seconds West, a distance of 1250.92 feet found 1-1/4" iron pipe;

THENCE along an east line of said 140.14 acre tract, same being the west line of said 41.841 acre tract, South 19 degrees 24 minutes 57 seconds West, a distance of 1561.18 feet to a found concrete highway monument, located in the curving north right-of-way line of F. M. Highway 436;

THENCE along north right-of-way line of F. M. Highway 436 and a curve to the right having a chord bearing of North 74 degrees 24 minutes 21 seconds West and a chord distance of 28.83 feet to the **POINT OF BEGINNING**, containing 113.53 acres of land.

All bearings recited herein are referenced to Geodetic North.

May 23, 2019
Don Randall Hughes
Registered Professional Land Surveyor
Texas No. 5345

