



## FIELDNOTE DESCRIPTION

### 50.38 ACRE TRACT

Being a 50.38 acre tract of land in the Jose Antonio DePena Survey, Abstract No. 43, Milam County, Texas and being a part of that certain called 86.325 acre tract of land described in a deed to Curtis W. Wagner and Gayle Wagner Moore, recorded in Volume 1152, Page 345 of the Official Records of Milam County, Texas (ORMCT). Said 50.38 acre tract being shown on attached plat and more particularly described by metes and bounds as follows:

**BEGINNING** at a found  $\frac{1}{2}$ " iron rod at a 2-1/2" pipe post at the most southerly southeast corner of above mentioned 86.325 acre tract, same being the occupied inside ell corner of an 80 acre tract of land to Ruduolph Balusek by deed recorded in Volume 471, Page 211 of the Deed Records of Milam County, Texas (DRMCT);

**THENCE** along a south line of said 86.325 acre tract, same being a north line of said 80 acre tract, the following:

North 71 degrees 22 minutes 19 seconds West, a distance of 553.72 feet to an old cedar post;

North 71 degrees 44 minutes 30 seconds West, a distance of 593.35 feet to a set  $\frac{1}{2}$ " iron rod with yellow cap stamped "RPLS 5345";

**THENCE** entering said 86.325 acre tract, North 05 degrees 26 minutes 48 seconds East, a distance of 442.40 feet to a set  $\frac{1}{2}$ " iron rod with yellow cap stamped "RPLS 5345";

**THENCE** North 02 degrees 29 minutes 49 seconds East, a distance of 968.53 feet to a set  $\frac{1}{2}$ " iron rod with yellow cap stamped "RPLS 5345" located in the south right-of-way line of County Road No. 120;

**THENCE** along the south right-of-way line of County Road No. 120, South 72 degrees 11 minutes 48 seconds East, a distance of 2013.46 feet to a found  $\frac{1}{2}$ " iron rod at a 2-1/2" pipe post at the northeast corner of said 86.325 acre tract, same being the northwest corner of an 89.2 acre tract of land to Joseph D. Kostroun (1032/23 ORMCT);

**THENCE** along the east line of said 86.325 acre tract, same being the west line of said 89.2 acre tract, South 17 degrees 25 minutes 35 seconds West, a distance of 848.39 feet to a found 1" iron pipe at the northeast corner of said Balusek 80 acre tract;

**THENCE** along a north line of said 86.325 acre tract, same being a north line of said 80 acre tract, the following:

North 73 degrees 12 minutes 17 seconds West, a distance of 653.05 feet to a found 1/2" iron rod at a 1" pipe post in concrete;

South 05 degrees 40 minutes 09 seconds East, a distance of 64.16 feet to a found 1/2" iron rod at a 2-1/2" pipe post in concrete;

North 87 degrees 36 minutes 24 seconds West, a distance of 78.40 feet to a found 1/2" iron rod at a 1" pipe post in concrete;

South 04 degrees 36 minutes 42 seconds East, a distance of 475.39 feet to the **POINT OF BEGINNING**, containing 50.38 acres of land.

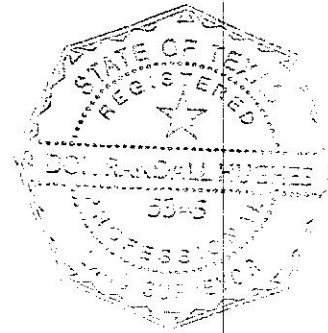
All bearings recited herein are referenced to Geodetic North.

August 24, 2017

Don Randall Hughes

Registered Professional Land Surveyor

Texas No. 5345



1321 PAGE 486  
OFFICIAL RECORDS  
MILAM COUNTY, TEXAS