

BUSHONG LAND SURVEYING

Land Surveying Across The Lone Star State

106 North 8th Street • Junction, Texas 76849

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

www.bushonglandsurveying.com

DESCRIPTION OF 45.20 ACRES OF LAND OUT OF VARIOUS ORIGINAL SURVEYS IN BURNET COUNTY, TEXAS.

Being all that certain tract or parcel of land, lying and being situated in Burnet County, Texas, comprising a total of 45.20 acres out of the following Original Surveys:

<u>Survey</u>	<u>Grantee</u>	<u>Abst. No.</u>	<u>Acres±</u>
123	J.B. Pankey	1395	3.55
301	J.H. White	983	12.03
311	S. Lockhart	557	29.51
1254	L. Alexander	1368	<u>0.11</u>
Total			45.20

The said 45.20 acre tract being a part of the lands described as 598.06 acres in a deed from LaVonna R. Fox, et al, to Triad Land Investments, Ltd., dated April 11, 2019 and recorded in Instrument Number 201903820 of the Official Public Records of Burnet County, Texas. The said 45.20 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron stake found at the base of a cedar fence post in the west line of Burnet County Road No. 108 marking the most easterly northeast corner of said 598.06 acre tract, northeast corner of a certain 305.85 acre tract (Exhibit "A" – Vol. 587, Pg. 478) and southeast corner of a certain Tract II of 16.93 acres (Inst. No. 201509971);

THENCE (basis of bearings – GPS readings) with the east line of said 305.85 acre tract (being the remnants of an old low fence on the west margin of said Burnet County Road No. 108) and lower east line of said 598.06 acre tract, as follows:

S 25° 29' W, 383.07 feet; cedar tree for fence angle post

S 14° 37' W, a distance of 388.20 feet to a set ½" iron stake marking the northeast corner of a certain 20.00 acre tract (Inst. No. 202011313) and southeast corner of subject tract;

THENCE S 85° 56' W with the north line of said 20.00 acre tract, unfenced, a distance of 2498.53 feet to a set ½" iron stake marking the northwest corner of said 20.00 acre tract and southwest corner of subject tract;

THENCE over and across said 598.06 acre tract with the common line between subject tract and a certain 350.03 acre tract (this day surveyed), unfenced, as follows:

N 30° 54' W, 457.24 feet; set ½" iron stake

N 16° 53' W, 272.59 feet; set ½" iron stake

N 70° 23' E, 112.85 feet to a pipe 2-way high fence corner post taken as the southwest corner of a certain Tract I of 55.07 acres (Inst. No. 201509971), upper southeast corner of a certain 200.00 acre tract (Exhibit "B" – Vol. 587, Pg. 478), and a reentrant corner of said 598.06 acre tract;

THENCE along a high fence with the north line of said 305.85 acre tract, lower north line of said 598.06 acre tract, south line of said 55.07 acre tract, and south line of said 16.93 acre tract, as follows:

N 85° 56' E, 1002.01 feet; point in fence

N 85° 48' E, 455.62 feet; point in fence

N 85° 57' E, 1166.64 feet; point in fence

N 85° 44' E, 334.91 feet; cut cedar post at the base of a pipe 2-way high fence corner

S 70° 00' E, 11.79 feet to the place of BEGINNING.

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

