
FIELD NOTES

Field notes of a 24.001 acre tract of land situated in Caldwell County, Texas and being out of the John Tyler Survey, Abstract 289, and comprising that 23.000 acre tract conveyed to Kenneth W. Henderson, by deed recorded in Volume 487, Page 139, and that 1.000 acre tract conveyed to Kenneth Henderson, et ux, by deed recorded in Volume 150, Page 230, Official Public Records of Caldwell County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod found in the east line of U.S. Highway 183 at a southwest corner of said 23.000 acre tract and this tract, being the northwest corner of a 0.071 of an acre tract described in Volume 374, Page 1.

Thence N 10° 21' 06" W. 44.99 feet along the east line of U.S. Highway 183 to a 1/2" iron rod set at the northwest corner of said 23.00 acre tract and this tract, being the southwest corner of a 0.0024 of an acre tract described in Volume 123, Page 878.

Thence N 69° 02' 33" E. 1130.66 feet along the south line of said 0.0024 of an acre tract and a 2.628 acre tract also described in Volume 123, Page 878, being the north line of said 23.000 acre tract and said 1.000 acre tract, to a 5/8" iron rod found at the northeast corner of said 1.000 acre tract, also being a northeast corner of this tract.

Thence S 03° 23' 25" E. 31.33 feet along the east line of said 1.000 acre tract to a 5/8" iron rod found at the northwest corner of a 5.003 acre tract described in Volume 152, Page 828.

Thence continuing along the east line of said 1.000 acre tract and said 23.000 acre tract, being the west line of said 5.003 acre tract, as follows:

S 05° 42' 34" E. 112.28 feet to a 1/2" iron rod set at an angle point.

S 83° 43' 17" E. 120.10 feet to a 1/2" iron rod found at an angle point.

S 12° 15' 39" E. 281.26 feet to a 1/2" iron rod with cap (Hinkle) found at the southwest corner of said 5.003 acre tract, being an interior corner of said 23.000 acre tract and this tract.

Thence along the south line of said 5.003 acre tract, being a north line of said 23.000 acre tract, as follows:

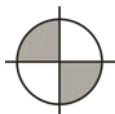
S 89° 15' 26" E. 159.88 feet to a 1/2" iron rod with cap (Hinkle) found at an angle point.

N 40° 19' 05" E. 371.68 feet to a 1/2" iron rod with cap (Hinkle) found at the southeast corner of said 5.003 acre tract, being an interior corner of said 23.000 acre tract and this tract.

Thence N 05° 39' 19" W. 333.43 feet along the east line of said 5.003 acre tract to a 1/2" iron rod with cap (Hinkle) found in the south line of said 2.628 acre tract, being the northeast corner of said 5.003 acre tract, and being a northwest corner of said 23.000 acre tract and this tract.

Thence N 69° 03' 04" E. 277.09 feet along the south line of said 2.628 acre tract, being the north line of said 23.000 acre tract, to a 1/2" iron rod set in the southwest line of a 156.882 acre tract described in Volume 123, Page 878, being the northeast corner of said 23.000 acre tract and this tract, and being the southeast corner of said 2.628 acre tract.

Thence S 43° 09' 25" E. 445.41 feet along the southwest line of said 156.882 acre tract, being the east line of said 23.000 acre tract, to a 1/2" iron rod with cap (Hinkle) found at the southeast corner of said 23.000 acre tract and this tract, being the north corner of a 20.00 acre tract described in Document No. 2019-002705.



24.001 acres continued...

Thence S 54° 37' 14" W. 1819.24 feet along the south line of said 23.000 acre tract, being the northwest line of said 20.00 acre tract, to a 1/2" iron rod with cap (Hinkle) found at the west corner of said 20.00 acre tract, being the southwest corner of said 23.000 acre tract and this tract.

Thence N 41° 01' 47" W. 906.44 feet along the west line of said 23.000 acre tract, being a northeast line of a 76.079 acre tract described in Volume 374, Page 1, to a 1/2" iron rod set at a northeast corner of said 76.079 acre tract, being an interior corner of said 23.000 acre tract and this tract.

Thence S 69° 02' 45" W. 99.07 feet along the a north line of said 76.079 acre tract, the north line of said 0.071 of an acre tract, and a south line of said 23.000 acre tract, to the Place of Beginning and containing 24.001 acres of land according to a survey made on the ground.

All 1/2" iron rods set with orange plastic cap "BASELINE HA KUEHLEM".

Job No. 2200000293 – Kenneth Henderson

RE: Plat-Bearing Source: Texas Coordinate System NAD 83 (2011) - South Central Zone

Distances are GRID – to convert to surface multiply by 1.00012



Surveyed August 4, 2022

**HENRY A. KUEHLEM
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4020**

FIELD NOTES

Field notes of an Ingress and Egress Easement situated in Caldwell County, Texas and being out of the John Tyler Survey, Abstract 289, and being over that 0.071 of an acre tract and that 76.079 acre tract, both conveyed to Jim W. Estes, et ux, by deed recorded in Volume 374, Page 1, Official Public Records of Caldwell County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod found in the east line of U.S. Highway 183 at a southwest corner of a 23.000 acre tract described in Volume 487, Page 139, being the northwest corner of said 0.071 of an acre tract and this easement.

Thence N 69° 02' 45" E. 99.07 feet along a south line of said 23.000 acre tract, being the north line of said 0.071 of an acre and said 76.079 acre tract, to a 1/2" iron rod set at a northeast corner of said 76.079 acre tract and this easement, being an interior corner of said 23.000 acre tract.

Thence S 41° 01' 47" E. 63.88 feet along the west line of said 23.000 acre tract, being a northeast line of said 76.079 acre tract, to a point at the southeast corner of this easement.

Thence S 69° 02' 45" W. 132.23 feet across said 76.079 acre tract and along the south line of said 0.071 of an acre tract, to a point in the east line of U.S. Highway 183 at the southwest corner of said 0.071 of an acre tract and this easement.

Thence N 10° 21' 06" W. 44.99 feet along the east line of U.S. Highway 183 to the Place of Beginning and covering 0.159 of an acre of land according to a survey made on the ground.

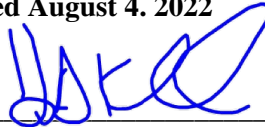
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