

STATE OF TEXAS
COUNTY OF WILSON

FIELD NOTES FOR 102.29 ACRES OF LAND
TRACT 4

BEING 102.29 ACRES OF LAND OUT OF THE MORRIS MAY SURVEY, ABSTRACT NO. 204, WILSON COUNTY, TEXAS AND BEING KNOWN AS TRACT 4 IN A SURVEY AND PARTITION OF THE LAND DESCRIBED IN A CONVEYANCE TO JOE MICHAEL "MIKE" BYRD IN THE DEED OF RECORD IN VOLUME 1630, PAGE 505 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 36" Oak Tree on the southwesterly right-of-way of County Road 474 for the northeasterly corner of the Jim Stewart land as described in Volume 708 Page 565 of the Official Public Records of Wilson County, Texas, a corner of the Byrd land, and the northerly corner of this tract;

THENCE South 61° 41' 19" East, with the said right-of-way of County Road 474, a distance of 1562.01 feet to a point in the center of Handspike Branch for the northwesterly corner of the Vincent H. Moy land as described in Volume 1780, Page 165 of the Official Public Records of Wilson County, Texas and the lower northeasterly corner of this tract;

THENCE with the center of said Handspike Branch and its meanders as follows:

South 10° 11' 24" East, a distance of 42.04 feet;
South 04° 02' 00" West, a distance of 108.45 feet;
South 45° 46' 15" West, a distance of 37.06 feet;
South 19° 20' 18" West, a distance of 89.87 feet;
South 05° 02' 42" East, a distance of 68.56 feet;
South 08° 57' 58" East, a distance of 92.84 feet;
South 58° 38' 56" West, a distance of 43.52 feet;
North 72° 26' 22" West, a distance of 17.70 feet;
North 84° 43' 22" West, a distance of 20.17 feet;
South 30° 46' 25" West, a distance of 29.36 feet;
South 39° 20' 12" East, a distance of 124.36 feet;
South 06° 07' 56" West, a distance of 100.75 feet;
South 57° 16' 38" West, a distance of 66.82 feet;
South 07° 15' 09" West, a distance of 63.51 feet;
South 23° 22' 22" East, a distance of 77.99 feet;
South 06° 10' 54" East, a distance of 135.31 feet;
South 15° 09' 42" West, a distance of 54.84 feet;
South 79° 01' 11" West, a distance of 52.50 feet;
South 33° 14' 00" West, a distance of 70.46 feet;
South 25° 55' 26" East, a distance of 47.92 feet;
South 13° 34' 18" West, a distance of 78.66 feet to the intersection with the center of Ecleto Creek;

THENCE with the center of said Ecleto Creek and its meanders as follows:

South 81° 41' 28" West, a distance of 27.16 feet;
North 81° 38' 58" West, a distance of 69.37 feet;
North 53° 08' 22" West, a distance of 39.96 feet;
South 76° 07' 43" West, a distance of 113.38 feet;
South 82° 13' 52" West, a distance of 181.78 feet;
South 60° 39' 52" West, a distance of 75.71 feet;
South 75° 46' 22" West, a distance of 215.75 feet;
North 80° 12' 14" West, a distance of 83.70 feet;
South 84° 10' 26" West, a distance of 184.81 feet;
South 85° 40' 34" West, a distance of 215.92 feet;
South 87° 22' 52" West, a distance of 85.86 feet;
South 61° 57' 07" West, a distance of 101.35 feet;
South 54° 43' 07" West, a distance of 249.36 feet;
South 58° 44' 05" West, a distance of 126.68 feet;
South 65° 16' 43" West, a distance of 472.06 feet;
South 62° 46' 05" West, a distance of 320.36 feet;

North 62° 36' 03" West, a distance of 79.58 feet;
North 86° 41' 06" West, a distance of 91.24 feet to the intersection with the aforementioned
easterly right-of-way of County Road 472 for the southwesterly corner of the Byrd land and of
this tract;

THENCE North 16° 12' 23" West, with said right-of-way of County Road 472, passing a
railroad tie corner post at 15.00 feet, in all a distance of 1454.41 feet to a set ½" rebar with a
"Pollok & Sons" cap for the northwesterly corner of this tract;

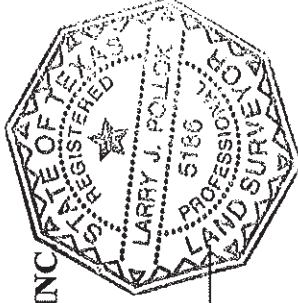
THENCE North 80° 21' 15" East, tract; into the Byrd land, a distance of 1351.17 to set ½" rebar
with a "Pollok & Sons" cap for a corner;

THENCE North 22° 17' 08" East, a distance of 156.59 to an 8" corner post for the southerly
corner of the aforementioned Stewart land, an interior corner of the Byrd land, and a corner of
this tract;

THENCE North 22° 04' 38" East, with the common line of said Jim Stewart land, a distance of
941.89 feet to the **POINT OF BEGINNING** and containing 102.29 acres of land as shown on a
plat that accompanies this description.

The bearing system is based on NAD83, Texas South Central.

POLLOK & SONS SURVEYING, INC
Firm No. 10052700



[Signature]
Larry J. Pollok, RPLS # 5186
July 08, 2022

Refer: 22-0447