

STATE OF TEXAS:
COUNTY OF MILLS:

FIELD NOTE DESCRIPTION

170 Co. Rd. 265
248.64 ACRE TRACT
MILLS COUNTY, TEXAS

FIELD NOTE DESCRIPTION of a 248.64 acre tract of land, more or less, out of and part of a called 418.55 acre designated as First Tract as conveyed by Special Warranty Deed dated February 14, 2018 from John M. Borho, Jr. to Monica C. Cox & Laura E. McMullen as recorded in Document #1809198, Official Public Records, Mills County, Texas. Also being out of and part of F.J. NUCHOLS SURVEY 8 Abstract 517, W.H. TIEMAN SURVEY 17 Abstract 1505, and JO SWINDLE SURVEY 17 Abstract 1527. Situated approx. 3.7 miles Southeast of Priddy, Mills County, Texas. Said 248.64 Acre tract of land is more particularly described by metes and bounds as follows:

POINT OF BEGINNING being a 60d Mag Hub set, for the East Right-of-Way line of County Road 265, as maintained, for the common West Boundary line of said F.J. NUCHOLS SURVEY and the East line of JACOB BECKER SURVEY 7 Abstract 12, for the upper West line of said 418.55 acre tract, for the upper Northwest corner of this tract, from whence a deed called 3 inch steel fence corner post (Control Monument) found for a deflection corner of said 418.55 acre tract, for the West Point of Basis of Bearing in Note 1 below bears N 17° 04' 07" E a distance of 17.98 feet and S 72° 51' 38" E a distance of 34.77 feet;

THENCE crossing said 418.55 acre tract same being the South line of a 40.00 acre tract, this day surveyed, the following courses, to wit:

S 64° 15' 34" E, a distance of 31.58 feet to a 3 inch steel fence corner post found, for a deflection corner of this tract;

S 21° 22' 16" W, along a fence, a distance of 76.36 feet to a 2 inch steel fence corner post found, for the East corner of gate, for an inner corner of this tract;

S 70° 24' 15" E, a distance of 20.00 feet to a 5/8 inch iron rod with yellow cap stamped "SOLUM REFERENCE" set, for a lower Northeast corner of this tract;

S 17° 43' 49" W, a distance of 939.62 feet to a 5/8 inch iron rod with red cap stamped "SOLUM SURVEYING INC" set, for an inner corner of this tract;

S 72° 44' 18" E, a distance of 1,685.07 feet to a 5/8 inch iron rod with red cap stamped "SOLUM SURVEYING INC" set, under fence, for the West line of a called 66 acre tract designated as Fifth Parcel, First Tract as recorded in Volume 295, page 854, Real Records, Mills County, Texas same being the East line of said 418.55 acre tract, for the lower Northeast corner of this tract;

THENCE S 16° 32' 46" W, (Adjoiner/Deed Call S 19° 00' 00" W ~ 475 vrs. [1,319.44'] – V. 295, P. 854, R.R.M.C.T.) with the West line of said 66 acre tract, for the East line of said 418.55 acre tract, a distance of 1,001.46 feet to a 2 inch steel fence corner post (Control Monument) found, for the Southwest corner of said 66 acre tract, as occupied, for the Northwest corner of a called 86.5 acre tract designated as First Tract as recorded in Volume 286, page 769, Real Records, Mills County, Texas, for a deflection corner of said 418.55 acre tract, for a deflection corner of this tract;

THENCE with the common West line of said 86.5 acre tract (S 19° 00' 00" W ~ 974.5 vrs. [2,706.94']) and continuing with the West line of a called 37.3 acre tract (N 19° 00' 00" E ~ 370 vrs. [1,027.78']) as recorded in Volume 286, page 769, Real Records, Mills County, Texas and the East line of said 418.55 acre tract, as occupied, the following courses, to wit:

S 17° 03' 32" W, a distance of 1,477.01 feet to a deed called 3 inch steel fence corner post found, for a deflection corner of this tract;

S 16° 56' 22" W, a distance of 317.14 feet to a deed called 3 inch steel fence corner post found, for a deflection corner of this tract;

S 16° 52' 11" W, a distance of 1,084.29 feet to a deed called 3 inch steel fence corner post found, for a deflection corner of this tract;

S 17° 10' 04" W, a distance of 928.30 feet to a deed called 3 inch steel fence corner post (Control Monument) found, for the Southwest corner of said 37.3 acre tract, for a North deflection corner of a called 105.486 acre tract designated as Second Tract as recorded in Document #1201782, Real Records, Mills County, Texas, for an upper Southeast corner of said 418.55 acre tract, for an upper Southeast corner of this tract;

THENCE N 72° 11' 06" W, (Adjoiner/Deed Call S 71° 13' 23" E ~ 1,154.09' – Doc. #1201782, R.R.M.C.T.) with the North line of said 105.486 acre tract, for an upper South line of said 418.55 acre tract, as fenced, a distance of 1,154.05 feet to a deed called 3 inch steel fence corner post found, for the Northwest corner of said 105.486 acre tract, for an inner corner of said 418.55 acre tract, for an inner corner of this tract;

THENCE S 17° 37' 10" W, (Adjoiner/Deed Call N 18° 35' 43" E ~ 906.12' – Doc. #1201782, R.R.M.C.T.) with the common West line of said 105.486 acre tract same being a lower East line of said 418.55 acre tract, as fenced, a distance of 905.86 feet to a deed called 3 inch steel fence corner post found, for the Southwest corner of said 105.486 acre tract, for a North deflection corner of a called 168.393 acre tract designated as First Tract as recorded in Document #1201782, Real Records, Mills County, Texas, for the lower Southeast corner of said 418.55 acre tract, for the lower Southeast corner of this tract;

THENCE N 72° 29' 07" W, (Adjoiner/Deed Call S 71° 30' 41" E ~ 1,131.74' – Doc. #1201782, R.R.M.C.T.) with the North line of said 168.393 acre tract, for the South line of said 418.55 acre tract, as fenced, a distance of 1,131.53 feet to a ½ inch iron rod (Control Monument) found, for the Northwest line of said 168.393 acre tract, for the Northeast corner of the Alton Drueckhammer Tract same being the Northeast corner of C.F. NOACK SURVEY 2 Abstract 1507, for a deflection corner of said 418.55 acre tract, for a deflection corner of this tract;

THENCE N 72° 23' 52" W, with a lower North line of said Alton Drueckhammer tract same being the common North line of said C.F. NOACK SURVEY and the South line of said W.H. TIEMAN SURVEY, continuing with the South line of said 418.55 acre tract, as fenced, a distance of 572.14 feet to a deed called 3 inch steel fence corner post found, for the Southwest corner of said 418.55 acre tract, for the Southeast corner of JOHN SEIDER SURVEY Abstract 1311, for the North line of said C.F. NOACK SURVEY, for an inner corner of said Alton Drueckhammer tract, for the Southwest corner of this tract;

THENCE N 17° 30' 09" E, with the common East line of said Alton Drueckhammer tract same being the common East line of said JOHN SEIDER SURVEY and the West line of said W.H. TIEMAN SURVEY, for the lower West line of said 418.55 acre tract, as fenced, a distance of 1,472.50 feet to a Point in concrete at base of 2 inch steel fence corner post, for the lower Northwest corner of this tract, from whence a 3/8 inch iron rod (Control Monument) found, for an inner corner of said 418.55 acre tract, for a Northeast corner of said Alton Drueckhammer tract, bears N 17° 30' 09" E a distance of 428.7 feet;

THENCE crossing said 418.55 acre tract and along an existing field fence, the following courses, to wit:

N 87° 54' 05" E, a distance of 1,023.47 feet to a 2 inch steel fence corner post found, for an inner corner of this tract;

N 22° 07' 57" E, a distance of 1,590.46 feet to a 2 inch steel fence corner post found, for a deflection corner of this tract;

N 25° 28' 49" E, a distance of 17.06 feet to a 2 inch steel fence corner post found, for a deflection corner of this tract;

N 22° 03' 52" E, a distance of 271.58 feet to a 2 inch steel fence corner post found, for an inner corner of this tract;

N 70° 27' 25" W, a distance of 20.20 feet to a 2 inch steel fence corner post found, for the Southeast corner of a called 157.88 acre tract designated as Second Tract as recorded in Document #1809198, Official Public Records, Mills County, Texas, for an inner corner of said 418.55 acre tract, for an upper Southwest corner of this tract;

THENCE N 17° 08' 37" E, (Adjoiner/Deed Call S 18° 13' 42" W ~ 3,080.39' – Doc. #1809198, R.R.M.C.T.) for the East line of said 157.88 acre tract, for the upper West line of said 418.55 acre tract, a distance of 2,999.02 feet to a 2 inch steel fence corner post found, taken for a common deflection corner of 157.55 acre tract and said 418.55 acre tract, for a South corner of said County Road 265, as fenced, for a deflection corner of this tract;

THENCE N 17° 04' 07" E, (Adjoiner/Deed Call S 18° 13' 42" W ~ 3,080.39' – Doc. #1809198, R.R.M.C.T.) continuing with the common East line of said 157.88 acre tract and the upper West line of said 418.55 acre tract, at 23.76 feet pass a Point, for the lower Northeast corner of said 157.88 acre tract opposite of remnants of an old cattle guard same being the old corner of said County Road 265, continuing with the East R.O.W. line of said Co. Rd. 265, in all a distance of 34.01 feet to the **POINT OF BEGINNING**, and containing 248.64 acres of land, more or less.

- Notes:
1. Basis of Bearing: GPS observation between a 3 inch steel fence corner post found for a deflection corner of a called 418.55 acre tract as recorded in Document #1809198, Official Public Records, Mills County, Texas to a 3 inch steel fence corner post found for the Northeast corner of said 418.55 acre tract as recorded in (Doc. #1809198, O.P.R.M.C.T.) with a NAD-83 Texas Central Zone 4203 Grid bearing of S 72° 44' 18" E a distance of 1,675.44 feet (Deed Call S 71° 46' 35" E ~ 1,675.38 feet).
 2. This Metes and Bounds Description accompany the survey sketch prepared by and dated by same.
 3. Survey date: March 25, 2023.

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the Metes and Bounds Description was prepared from an actual survey of the property made under my supervision on the ground, and that the corner monuments described were either found or placed under my supervision. This the 06th day of April, 2023.

Jose R. Lopez



Jose R. Lopez, RPLS No. 6054
Solum Surveying, Inc.