

FIELD NOTES TO DESCRIBE

A 264.14 Acre Tract of land situated about 29.2 miles N 84° E of Refugio in Refugio County, Texas, being approximately 152.98 Acres out of Abstract No. 268, John C. Salberg, original grantee and approximately 111.16 Acres out of Abstract No. 206, Chas. Labaetrier, original grantee, and being out of a 280.79 Acre Tract conveyed from the Estate of Anita Earline Keen to Duncan Keen by deed dated May 25, 2012 and recorded in Volume 270, Page 164 of the Official Records of Refugio County, Texas, and being more particularly described as follows:

BEGINNING: At a point in the West line of F.M. Highway 2040 (80 feet wide) and the South line of said 280.79 Acre Tract for the lower Northeast corner of a 559.40 Acre Tract (Volume 142, Page 444, Official Records) and the Southeast corner of this tract from which the Southwest corner of a 13.42 Acre Tract (this day surveyed) bears N 88° 57' 40" E 87.11 feet;

THENCE: S 88° 59' 29" W 7417.93 feet with the South line of said 280.79 Acre Tract, at 0.55 foot pass a 100D nail found by an 8" creosote post, continuing with fence to a 5/8" iron pin found by a 6" creosote post in the North line of Abstract No. 218 and the South line of Abstract No. 268 for an interior corner of said 559.40 Acre Tract and the Southwest corner of said 280.79 Acre Tract and of this tract;

THENCE: N 01° 14' 07" W 1761.80 feet with fence and the upper East line of said 559.40 Acre Tract to a 12" creosote post found for the Southwest corner of a 306.15 Acre Tract (Volume 245, Page 444, Deed Records) and the Northwest corner of said 280.79 Acre Tract and of this tract;

THENCE: S 89° 47' 16" E 6179.72 feet with fence and the North line of said 280.79 Acre Tract, at 6178.85 feet pass a found 3/4" iron pipe continuing without fence to the Northeast corner of this tract;

THENCE: With fence and the West line of said highway and the East line of this tract as follows:

With a curve to the right having a radius of 5689.65 feet, a central angle of 0° 58' 53", an arc of 97.45 feet, a tangent of 48.72 feet, and a chord bearing S 39° 22' 31" E;


S 38° 55' 19" E 1898.42 feet to an angle point;

With a curve to the right having a radius of 676.21 feet, a central angle of 13° 09' 32", an arc of 155.30 feet, a tangent of 77.99 feet, and a chord bearing S 32° 20' 33" E 154.96 feet to a to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 23rd day of January 2015.


John Howard, R.P.L.S. No. 4611
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