

## FIELDNOTE DESCRIPTION

### 159.26 ACRE TRACT

Being a 159.26 acre tract of land in the Jose Maria Viesca Survey, Abstract No. 46, Robertson County, Texas and being that certain called 60 acre tract of land in a deed to C. D. Corbell recorded in Volume 245, Page 106 of the Deed Records of Robertson County, Texas (DRRCT), and being that certain 98.15 acre tract of land described in a deed to Charles D. Corbell recorded in Volume 588, Page 131 of the Public Records of Robertson County, Texas (PRRCT). Said 159.26 acre tract being shown on attached plat and more particularly described by metes and bounds as follows:

**BEGINNING** at a found 1-½" iron pipe at a 6" wood fence corner post at the northwest corner of above mentioned 60 acre tract, same being the northeast corner of a 36.05 acre tract of land to Patricia Boyd Winter recorded in Volume 1311, Page 742 of the Official Public Records of Robertson County, Texas (OPRRCT), in the south line of a 185.89 acre tract of land to Jean Marie Werthman, et al, (1093/446 OPRRCT);

**THENCE** along the north line of said 60 acre tract, same being the south line of said 185.89 acre tract and generally along a fence, North 57 degrees 31 minutes 35 seconds East, a distance of 1281.40 feet to a found ½" iron rod with blue cap stamped "ATM SURVEYING" at the southwest corner of an 8 acre tract of land to Daniel S. Bruce (879/39 OPRRCT);

**THENCE** along the north line of said 60 acre tract and the north line of above mentioned 98.15 acre tract, same being the south line of said 8 acre tract and generally along a fence, North 57 degrees 46 minutes 55 seconds East, a distance of 521.58 feet to a found ¾" iron rod;

**THENCE** along the west line of said 98.15 acre tract, same being the east line of said 8 acre tract and generally along a fence, North 31 degrees 58 minutes 19 seconds West, a distance of 679.04 feet to a found ½" iron rod with blue cap stamped "ATM SURVEYING" in the south line of an 86.80 acre tract of land designated TRACT 1 to Mary Rabe (1252/438 OPRRCT);

**THENCE** along the north line of said 98.15 acre tract, same being the south line of said 86.80 acre tract, North 56 degrees 27 minutes 42 seconds East, a distance of 1184.89 feet to a found ½" iron rod at an 8" wood fence corner post at the most westerly southwest corner of an 84.80 acre tract of land designated TRACT 2 to Vernon Charles Sanders (1189/87 OPRRCT);

**THENCE** along the north line of said 98.15 acre tract, same being the south line of said 84.80 acre tract and generally along a fence, North 56 degrees 35 minutes 05 seconds East, a distance of 699.61 feet to a found ½" iron rod with cap stamped "RPLS 2957" at a 6" wood fence corner post;

**THENCE** along the east line of said 98.15 acre tract, same being the west line of said 84.80 acre tract, South 33 degrees 24 minutes 45 seconds East, a distance of 701.39 feet to a found ¾" iron rod;

**THENCE** along a northerly line of said 98.15 acre tract, same being the south line of said 84.80 acre tract, North 58 degrees 20 minutes 46 seconds East, a distance of 61.04 feet to a found 1-½" iron pipe at the northwest corner of a 258.994 acre tract of land to Jerry D. Baxter, et ux, (653/610 OPRRCT);

**THENCE** along the east line of said 98.15 acre tract, same being the west line of said 258.994 acre tract and generally along a fence, South 32 degrees 58 minutes 05 seconds East, a distance of 1425.79 feet to a found ½" iron rod at a 2" pipe fence corner post in the north line of a 138.644 acre tract of land to Jerry D. Baxter, et ux, (653/597 OPRRCT);

**THENCE** along the south line of said 98.15 acre tract, same being the north line of said 138.644 acre tract and generally along a fence, South 58 degrees 12 minutes 44 seconds West, a distance of 1048.99 feet to a set ½" iron rod with yellow cap stamped "RPLS 5345" for the northeast corner of a 112.82 acre remainder portion of a 187.964 acre tract of land to Jimmy A. Dockins, et ux, (707/155 OPRRCT);

**THENCE** along the south line of said 98.15 acre tract, same being the north line of said 112.82 acre tract and generally along a fence, South 58 degrees 08 minutes 27 seconds West, a distance of 1046.29 feet to a set ½" iron rod with yellow cap stamped "RPLS 5345" at a 6" wood fence corner post in the east line of said 60 acre tract;

**THENCE** along the east line of said 60 acre tract, same being the west line of said 112.82 acre tract, South 24 degrees 35 minutes 25 seconds East, a distance of 206.65 feet to a found ½" iron rod;

**THENCE** along the south line of said 60 acre tract, same being the north line of said 112.82 acre tract, South 57 degrees 10 minutes 57 seconds West, a distance of 1644.71 feet to a found ½" iron rod at a 6" wood fence corner post in the east line of said 36.05 acre tract;

**THENCE** along the west line of said 60 acre tract, same being the east line of said 36.05 acre tract, North 32 degrees 49 minutes 19 seconds West, a distance of 1608.52 feet to the **POINT OF BEGINNING**, containing 159.26 acres of land.

All bearings recited herein are referenced to Geodetic North.

November 4, 2020  
Don Randall Hughes  
Registered Professional Land Surveyor  
Texas No. 5345

