

FIELDNOTE DESCRIPTION

14.47 ACRE TRACT

Being a 14.47 acre tract of land in the Sarah Wilhelm Survey, Abstract No. 69, Milam County, Texas, and being that certain called 2.42 acre tract of land in a deed to James D. Schlemmer, et ux, recorded in Volume 829, Page 559 of the Official Records of Milam County, Texas (ORMCT), and a portion of that certain called 13.07 acre tract of land in a deed to James D. Schlemmer, et ux, recorded in Volume 822, Page 779 (ORMCT). Said 14.47 acre tract being shown on attached plat and more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod at the southeast corner of above mentioned 13.07 acre tract, same being the southwest corner of a called 1.50 acre tract of land to Thomas Kelly, et ux, (912/143 ORMCT), located in the apparent north right-of-way line of County Road 221;

THENCE along the north right-of-way line of County Road 221 as evidenced by a fence, North 74 degrees 40 minutes 41 seconds West, a distance of 339.20 feet to a found 1" iron pipe at the southwest corner of said 13.07 acre tract, same being the southeast corner of a called 1.00 acre tract of land to Leanna Ligan (1297/864 ORMCT);

THENCE along the west line of said 13.07 acre tract, same being the east line of said 1.00 acre tract and generally along a fence, North 16 degrees 56 minutes 14 seconds East, a distance of 294.00 feet to a found 1/2" iron rod at the most easterly southeast corner of a called 3.134 acre tract of land to James R. Solomon, et ux, (1011/269 ORMCT);

THENCE along the west line of said 13.07 acre tract, same being the east line of said 3.134 acre tract and generally along a fence, North 17 degrees 10 minutes 44 seconds East, a distance of 258.21 feet to a found 1" iron pipe at an 8" wood fence corner post at the southeast corner of above mentioned 2.42 acre tract;

THENCE along the south line of said 2.42 acre tract, same being the north line of said 3.134 acre tract and generally along a fence, North 80 degrees 33 minutes 24 seconds West, a distance of 167.19 feet to a found 5/8" iron rod at an 8" wood fence corner post, being the southeast corner of a called 6.94 acre tract of land to Florentino Aguillon, Jr., et ux, (1304/474 ORMCT);

THENCE along the west line of said 2.42 acre tract and generally along a fence, North 17 degrees 22 minutes 55 seconds East, a distance of 658.95 feet to a found 5/8" iron rod in the south line of a called 24.999 acre tract of land to Roy Evan, et ux, by deed recorded in Volume 472, Page 657 of the Deed Records of Milam County, Texas (DRMCT);

THENCE along the north line of said 2.42 acre tract and generally along a fence, South 74 degrees 26 minutes 03 seconds East, a distance of 158.31 feet to a found 1/2" iron rod with yellow cap stamped "RPLS 4748" in the west line of said 13.07 acre tract;

THENCE along the west line of said 13.07 acre tract, same being the east line of said 24.999 acre tract and generally along a fence, North 16 degrees 42 minutes 40 seconds East, a distance of 314.41 feet to a found 1/2" iron rod with yellow cap stamped "RPLS 4748" at the southwest corner of a called 1.03 acre tract of land to Roy Evan, et ux (829/555 ORMCT);

THENCE crossing said 13.07 acre tract along the south line of said 1.03 acre tract, generally along a fence, South 78 degrees 02 minutes 14 seconds East, a distance of 323.02 feet to a found 3/8" iron rod at an x-tie fence corner post at the northwest corner of a called 5.00 acre tract of land to Joe B. Mayer, et ux, (533/474 ORMCT);

THENCE along the east line of said 13.07 acre tract, same being the west line of said 5.00 acre tract, South 12 degrees 03 minutes 07 seconds West, a distance of 279.40 feet to a set 1/2" iron rod with yellow cap stamped "RPLS 5345" at an x-tie brace post for the northwest corner of a called 5.00 acre tract of land to Tommie Lynn Gillen, et ux, (537/16 ORMCT);

THENCE along the east line of said 13.07 acre tract, same being the west line of said Gillen 5.00 acre tract, South 11 degrees 54 minutes 44 seconds West, a distance of 257.84 feet to a found 1/2" iron rod at an x-tie corner post being the northwest corner of a called 8.62 acre tract of land to Charles Friberg, et ux, (830/788 ORMCT);

THENCE along the east line of said 13.07 acre tract, same being the west line of said 8.62 acre tract and generally along a fence, South 19 degrees 19 minutes 28 seconds West, a distance of 694.88 feet to a found 1/2" iron rod at a 4" wood fence corner post at the northwest corner of said Kelly 1.50 acre tract;

THENCE along the east line of said 13.07 acre tract, same being the west line of said 1.50 acre tract and generally along a fence, South 16 degrees 28 minutes 50 seconds West, a distance of 296.47 feet to the **POINT OF BEGINNING**, containing 14.47 acres of land.

All bearings recited herein are referenced to Texas State Plane Coordinates, NAD 83, Texas Central Zone.

September 20, 2022
Don Randall Hughes
Registered Professional Land Surveyor
Texas No. 5345

