

STATE OF TEXAS

COUNTY OF EASTLAND

Field notes of 377.72 acres out of the P. Norton Survey, Abstract No. 684, the W. Thomason Survey, Abstract No. 697, the C. Lewis Survey, Abstract No. 1316, and the H. Sparks Survey, Abstract No. 690, and being part of those certain nine tract of land referred to in an Affidavit of Certification of Settlement Agreement for the estate of Kenneth Lee Montfort and recorded in Instrument No. 2018-001024, Official Public Record, Eastland County, Texas, said 377.72 acre tract of land being more particularly described by metes and bounds as follows:

Beginning at a 3" pipe fence corner post found in the west line of the E.T. R.R. Co., Block 2, Survey No. 21, Abstract No. 98, in the east line of said C. Lewis Survey, in the west line of a 160.00 acre tract of land described as Tract One Two in a Warranty Deed from Beggs to Beggs, dated September 5, 2006, and recorded in Volume 2454, Page 69, Official Public Records, Eastland County, Texas, at the southeast corner of a 0.37 acre tract of land, surveyed this day, for the northeast occupied corner of this herein described tract of land;

Thence South 00°39'21" West, a distance of 2373.60 feet to a 6" pipe fence corner post found in the occupied east line of the C. Lewis Survey, in the occupied west line of said Survey No. 21, at the southwest occupied corner of said 160.00 acre tract, at the northwest occupied corner of a 163.7 acre tract of land described in a General Warranty Gift Deed with Ladybird Life Estate from Taff to Taff/Mackenzie/Walker/Grider, dated June 1, 2022, and recorded in Instrument No. 2022-001732, Official Public Records, Eastland County, Texas, for an angle in the east line of this herein described tract of land;

Thence South 00°11'18" West, a distance of 2660.21 feet to a 7.5" pipe fence corner post found in the occupied east line of said P. Norton Survey, at the occupied southwest corner of said Survey No. 21, at the occupied northwest corner of the E.T. R.R. Co., Block 2, Survey No. 20, Abstract No. 1894, at the southwest occupied corner of said 163.7 acre tract, at the northwest occupied corner of a 63.205 acre tract of land described in a Executors Deed of Distribution, from Tankersley/Fawcett/Boyett to Boyett dated April 10, 2023, and recorded in Instrument No. 2023-000974, Official Public Records, Eastland County, Texas, for an angle in the east line of this herein described tract of land;

Thence South 00°39'11" West, a distance of 1365.70 feet to a 1/2" iron rod found at the base of a pipe fence corner post, at the southeast corner of said P. Norton Survey, in the west line of said Survey No. 20, at the northwest corner of said W. Grimes Survey, Abstract No. 675, in the west line of said 63.205 acre tract, at the northeast corner of a 63.205 acre tract of land described in a Executors Deed of Distribution, from Tankersley/Fawcett/Boyett to Fawcett dated April 10, 2023, and recorded in Instrument No. 2023-000973, Official Public Records, Eastland County, Texas, for the southeast corner of this herein described tract of land;

Thence North 89°57'17" West, passing at 1038.91 feet a 1/2" iron rod found, continuing a total distance of 2611.90 feet to a 1/2" iron rod found in the south line of said P. Norton Survey, in the north line of said W. Grimes Survey, in the east line of F.M. 569, at the northwest corner of a 30.00 acre tract of land described in a Special Warranty Deed from Merrill to Koenig/Thomas, dated June 30, 2010, and recorded in Instrument No. 2013-000760, Official Public Records, Eastland County, Texas, for the southwest corner of this herein described tract of land;

Thence North 00°29'42" East, a distance of 545.91 feet to a 1/2" iron rod capped "MQI" set in the east right of way of F.M. 569, at the occupied corner of a 5.0 acre tract of land described in a Special Warranty Deed from Cordova Resources, Inc. to Lee, dated April 13, 1983, and recorded in Volume 933, Page 163, Official Public Records, Eastland County, Texas, for a northeast corner of this herein described tract of land;

Thence with the occupied fence line of said 5.0 acre tract as follows:

South 88°27'49" East, a distance of 453.15 feet to a railroad tie fence corner post,

North 00°20'26" East, a distance of 466.40 feet to a 3" pipe fence corner post,

North 87°55'59" West, a distance of 451.99 feet to a 3" pipe fence corner post found in the east line of F.M. 569, at the occupied northwest corner of said 5.0 acre tract, for a southwest corner of this herein described tract of land;

Thence with the east lien of F.M. 569 as follows:

North 00°29'42" East, a distance of 878.12 feet to a set 1/2" iron rod capped "MQI",

North 01°00'10" East, a distance of 4555.61 feet to a 1/2" iron rod found in the east line of F.M. 569, at the southwest corner of said 58.81 acre tract, for the northwest corner of this herein described tract of land, from which a 5" pipe fence corner post found bears North 11°04'02" West, a distance of 1.20 feet;

Thence South 88°50'03" East, a distance of 2517.83 feet to a 4" pipe fence corner post found at a southeast corner of said 58.81 acre tract, at the southwest corner of said 0.37 acre tract, for a point in the north line of this herein described tract of land;

Thence South 88°50'03" East, a distance of 50.00 feet to the Point of Beginning, containing 377.72 acres of land, more or less, subject to all easements of record.

Bearing Basis hereon is Texas State Plane Coordinate System, Reference Frame North American Datum 1983 (2011) (EPOCH 2010.0000), as determined from Global Navigation Satellite System (GNSS) survey equipment by Static, Virtual Reference System (VRS) network and or Real Time Kinematic (RTK). Distances shown hereon are shown as grid Texas State Plane Coordinate System distances.

I, Wesley Ray Quinn, Registered Professional Land Surveyor of Texas, do hereby state that this description represents an actual survey made on the ground this the 4th day of August, 2023.



A handwritten signature in blue ink, appearing to read "Wesley Ray Quinn", with a long horizontal flourish extending to the right.

Registered Professional Land Surveyor
Texas Registration No. 6625

A plat accompanies this metes and bounds description.

Job # 23070090

377.72 acres