

STATE OF TEXAS

COUNTY OF EASTLAND

Field notes of 0.37 acres out of the C. Lewis Survey, Abstract No. 1316, and being the same tract of land described in a Quit Claim Deed from Maynard to Montfort, dated February 5, 2002, and recorded in Volume 2068, Page 150, Official Public Record, Eastland County, Texas, said 0.37 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 northeast corner of a 377.72 acre tract of land, surveyed this day, for the southeast corner of this herein described tract of land;

Thence North 88°50’03” West, a distance of 50.00 feet to a 4” pipe fence corner post found at a southeast corner of a 58.81 acre tract of land described in a Warranty Deed from Joy to Haros, dated June 20, 2012, and recorded in Instrument No. 2012-001912, Official Public Records, Eastland County, Texas, in the north line of said 377.72 acre tract, for the southwest corner of this herein described tract of land, from which a 1/2” iron rod found bears North 88°50’03” West, a distance of 2517.83 feet;

Thence North 01°01’40” East, a distance of 322.00 feet to a 1/2” iron rod capped “MQI” set at an interior corner of said 58.81 acre tract, for the northwest corner of this herein described tract of land;

Thence South 88°50’03” East, a distance of 50.00 feet to a 1/2” iron rod capped “MQI” set in the east line of said C. Lewis Survey, in the west line of the E.T. R.R. Co., Block 2, Survey No. 44, Abstract No. 2089, at a southwest corner of said 58.81 acre tract, in the west line of a 230.55 acre tract of land, surveyed this day, for the northeast corner of this herein described tract of land, from which a set 1/2” iron rod capped “MQI” bears North 01°01’40” East, a distance of 1767.92 feet;

Thence South 01°01’40” West, a distance of 48.79 feet to a 1/2” iron rod capped “MQI” set in the east line of said C. Lewis Survey, at the southwest corner of said Survey No. 44, at the northwest corner of said Survey No. 21, at the northwest corner of said 160.00 acre tract, at the southwest corner of said 230.55 acre tract of land, surveyed this day, for a point in the east line of this herein described of land;

Thence South 01°01’40” West, a distance of 273.21 feet to the Point of Beginning, containing 0.37 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", is written over a light blue horizontal line.

Registered Professional Land Surveyor
Texas Registration No. 6625

A plat accompanies this metes and bounds description.
Job # 23070090
0.37 acres