

STATE OF TEXAS  
COUNTY OF EASTLAND

Field notes of a 25.25 acre tract of land out of the W. Thomason, Abstract No. 697, also being out of a 276.74 acre tract of land described as Tract 3 – Smith Farm in a Special Warranty Deed from White to Montfort dated December 18, 2003, and recorded in Volume 2209, Page 264, Official Public Records, Eastland County, Texas, and said 25.25 acre tract being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod found in the west line of F.M. 569, in the south line of said Thomason Survey, in the north line of the F. Doyle Survey, Abstract No. 1122, at the northeast corner of a 30.555 acre tract of land described in a General Warranty Deed dated September 24, 2021, from Shelley to Hilton and recorded in Instrument No. 2021-003243, Official Public Records, Eastland County, Texas, in a north line of said Tract 3, for the southeast corner of this herein described tract of land, from which a 5" cedar fence corner post found bears North 88°48'25" West, a distance of 1.2 feet;

Thence North 88°48'25" West, a distance of 840.43 feet to a 1/2" iron rod capped "MQI" set at the southwest corner of said Thomason Survey, at the northwest corner of said Doyle Survey, in the east line of the T. Benson, Survey No. 774, Abstract No. 21, at the northwest corner of said 30.555 acre tract, at a southwest corner of said Tract 3, for the southwest corner of this herein described tract of land;

Thence North 00°41'04" East, passing at 7.67 feet an old 5" wooden fence post, continuing a total distance of 1298.82 feet to a 1/2" iron rod capped "MQI" set in the east line of said Survey No. 774, in the west line of said Thomason Survey, at the southwest corner of a 26.35 acre tract of land described in a General Cash Warranty Deed dated March 2, 2018, from Foster to Ratliff and recorded in Instrument No. 2018-000633, Official Public Records, Eastland County, Texas, at a northwest corner of said Tract 3, for the northwest corner of this herein described tract of land;

Thence South 89°25'58" East, a distance of 847.33 feet to a 1/2" iron rod found in the west line of F.M. 569, at a southeast corner of said 26.35 acre tract, in a north line of said Tract 3, for the northeast corner of this herein described tract of land, from which a 1/2" iron rod found bears North 01°00'57" East, a distance of 1347.90 feet;

Thence South 00°59'17" West, a distance of 1308.03 feet to the Point of Beginning, containing 25.25 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            25.25 acres