

DESCRIPTION

BEING 81.843 acres of land situated within the M. Rabajo Grant, McLennan County, Texas, being the remainder of a called 83 acre tract of land described in a deed to Bryan M. Williams, et ux recorded in Volume 230, Page 518 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.), being more particularly described as follows:

BEGINNING at a 1/2" rebar rod (Control Monument) found a common corner between said 83 acre tract, a called 1.674 acre tract of land described as Tract One in a deed to John E. Glockzen, et ux recorded in Volume 1288, Page 5 of the Deed Records of McLennan County, Texas (D.R.M.C.T.) and a called 1.267 acre tract of land described in a deed to the State of Texas recorded in Volume 832, Page 345 of said D.R.M.C.T., said point being located in the Southwest line of Wortham Bend Road;

THENCE South 58°08'49" West, 374.12' along the common line between said 83 acre tract and said Glockzen tract to a 5/8" rebar rod (Control Monument) found for a common corner between said 83 acre tract, said Glockzen tract and a called 5.0 acre tract of land described in a deed to Lonnie J. Douthit, et ux recorded in Volume 1129, Page 705 of said D.R.M.C.T.;

THENCE South 58°22'43" West, 372.64' along the common line between said 83 acre tract and said Douthit tract to a 1/2" rebar rod (Control Monument) found for a common corner between said 83 acre tract, said Douthit tract and a called 2.606 acre tract of land described in a deed to Frankie J. Dominguez, Jr., et ux recorded in M.C.C.D. 2009007723 of said O.P.R.M.C.T.;

THENCE South 58°00'33" West, 366.17' along the common line between said 83 acre tract, said Dominguez tract, and the remainder of a called 5.0 acre tract of land described in a deed to John E. Hartig recorded in Volume 192, Page 533 of said O.P.R.M.C.T. to a 1/2" rebar rod with cap stamped "1519 SURVEYING" (Control Monument) found for a common corner between said 83 acre tract, said Hartig tract and a called 5.0 acre tract of land described in a deed to John M. Fowlkes, et ux recorded in M.C.C.D. 2005022733 of said O.P.R.M.C.T.;

THENCE South 58°08'23" West, 359.84' along the common line between said 83 acre tract and said Fowlkes tract to a 1/2" rebar rod (Control Monument) found for a common corner between said 83 acre tract, said Fowlkes tract and a called 5.00 acre tract of land described in a deed to Nathan Kidd, et ux recorded in M.C.C.D. 2009017013 of said O.P.R.M.C.T.;

THENCE South 58°18'54" West, 353.03' along the common line between said 83 acre tract and said Kidd tract to a 3/8" rebar rod (Control Monument) found for a common corner between said 83 acre tract, said Kidd tract and a called 5.0 acre tract of land described in a deed to Jimmy De Los Santos, et ux recorded in Volume 1812, Page 10 of said D.R.M.C.T.;

THENCE South 57°57'07" West, 683.62' along the common line between said 83 acre tract, said 5.0 acre tract, and a called 5.0 acre tract of land described in a deed to Ervin Elton McRae, et ux recorded in Volume 1117, Page 322 of said D.R.M.C.T. to a 1/2" rebar rod set with survey cap stamped "STATE 28" for a common corner between said 83 acre tract and said McRae tract, said point being located in the Northeast line of a called 5.00 acre tract of land described in a deed to Randal A. Sulak, et ux recorded in Volume 1811, Page 875 of said D.R.M.C.T.;

THENCE North 32°23'59" West, 185.43' along the common line between said 83 acre tract and said Sulak tract to a 3/8" rebar rod (Control Monument) found for a common corner between said 83 acre tract, said Sulak tract, and a called 5.00 acre tract of land described in a deed to Donna Melissa Rogers, et al recorded in M.C.C.D. 2020014722 of said O.P.R.M.C.T.;

THENCE North 31°59'33" West, 417.97' along the common line between said 83 acre tract and said Rogers tract to a 3/8" rebar rod with survey cap stamped "1834" (Control Monument) found for a common corner between said 83 acre tract, said Rogers tract, and the remainder of a called 131.1 acre tract of land described in a deed to Ada Inez Culpepper recorded in Volume 442, Page 373 of said D.R.M.C.T.;

THENCE North 32°01'35" West, 419.08' along the common line between said 83 acre tract and the remainder of said Culpepper tract to a 3/8" rebar rod (Control Monument) found for a common corner between said 83 acre tract, the remainder of said Culpepper tract, and a called 4.76 acre tract of land described as Tract Two in a deed to Gean Thomas Skarpa, et al recorded in Volume 1863, Page 813 of said D.R.M.C.T.;

THENCE North 31°57'27" West, 404.26' along the common line between said 83 acre tract and said Skarpa tract to a 1/2" rebar rod (Control Monument) found for a common corner between said 83 acre tract and said Skarpa tract, said point being located in the Southeast line of a called 5.300 acre tract of land described in a deed to Jimmy G. Guest, et ux recorded in M.C.C.D. 2015033201 of said O.P.R.M.C.T.;

THENCE North 58°37'45" East, along the common line between said 83 acre tract and said Guest tract, at 141.43' passing a 1/2" rebar rod with cap stamped "3879" (Control Monument) found for a common corner between said Guest tract and a called 2.238 acre tract of land described in a deed to Cross Country Water Supply, Inc. recorded in M.C.C.D. 2004037877 of said O.P.R.M.C.T.; thence continuing along the same course and along the common line between said 83 acre tract and said Cross Country tract for a total distance of **441.56'** to a 1/2" rebar rod (Control Monument) found for a common corner between said 83 acre tract, said Cross Country tract, and a called 20.00 acre tract of land described in a deed to Nicholas James Holden recorded in M.C.C.D. 2005008828 of said O.P.R.M.C.T.;

THENCE North 58°11'39" East, 969.86' along the common line between said 83 acre tract and said Holden tract to a 1/2" rebar rod (Control Monument) found for a common corner between said 83 acre tract, said Holden tract, and the remainder of a called 9.00

acre tract of land described in a deed to Jingxiu Jason Pan, et ux recorded in M.C.C.D. 2020008288 of said O.P.R.M.C.T.;

THENCE North 57°58'08" East, 725.17' along the common line between said 83 acre tract and said Pan tract to a 1/2" rebar rod (Control Monument) found for a common corner between said 83 acre tract, said Pan tract and a called 0.999 acre tract of land described as Tract One in a deed to Johnny Reid Thompson, et ux recorded in M.C.C.D. 2009032595 of said O.P.R.M.C.T.;

THENCE North 58°06'33" East, along the common line between said 83 acre tract and said Thompson tract, at 215.28' passing a 3/8" rebar rod (Control Monument) found for the East corner said Thompson tract, said point being located in the Southwest line of Wortham Bend Road; thence continuing for a total distance of **297.51'** to a 1/2" rebar rod set with survey cap stamped "STATE 28" for a common corner between said 83 acre tract and said State of Texas tract, said point being located in the Southwest line of said Wortham Bend Road;

THENCE along the Southwest line of said Wortham Bend Road, same being the common line between said 83 acre tract and said State of Texas tract the following courses and distances:

South 41°10'57" East, 231.65' to a 1/2" rebar rod set with survey stamped "STATE 28" for corner, said point being located at the beginning of a curve to the right, said curve being concave to the Southwest;

Thence along said curve to the right an **arc length of 438.91'**, having a **radius of 2864.79'**, a **chord bearing of South 36°47'37" East**, and a **chord length of 438.48'** to a 1/2" rebar rod (Control Monument) found for corner;

South 32°12'57" East, 758.53' to the PLACE OF BEGINNING and containing **81.483 acres of land**.

Bearings, distances, and acreage are grid, NAD83 State Plane Coordinate System, Texas Central Zone 4203.