

FIELDNOTE DESCRIPTION

TRACT 3

Being a 12.06 acre tract of land in the Thomas Dillard Survey, Abstract No. 141, Milam County, Texas, and being a part of that certain called 36.17 acre tract of land designated Tract Five in a deed to Shelly Daskocil-Phillips recorded in Instrument No. 2023-1194 of the Official Records of Milam County, Texas (ORMCT). Said 12.06 acre tract being shown on attached plat and more particularly described by metes and bounds as follows:

Commencing at a found 1/2" iron rod at the northwest corner of above mentioned 36.17 acre tract, on or near the center of County Road 275, at or near its intersection with the center of County Road 273, from which a set 1/2" iron rod for reference bears South 60 degrees 16 minutes 38 seconds East, a distance of 51.32 feet;

THENCE South 31 degrees 48 minutes 33 seconds East, within County Road 273, a distance of 1645.05 feet for the southwest corner of TRACT 2, a 12.06 acre tract of land surveyed by me this date, same being the northwest corner of this and the **POINT OF BEGINNING**;

THENCE crossing said 36.17 acre tract, North 57 degrees 23 minutes 51 seconds East, at a distance of 13.81 feet passing a set 1/2" iron rod in the apparent east right-of-way line of County Road 273 for reference, continuing along said course for a total distance of 639.22 feet to a set 1/2" iron rod in the west line of a called 70 acre tract of land designated TRACT THREE to Keith Mitchell (916/192 ORMCT) for the northeast corner of this, same being the southeast corner of said TRACT 2;

THENCE along the east line of said 36.17 acre tract, same being the west line of said 70 acre tract, South 31 degrees 50 minutes 39 seconds East, a distance of 820.86 feet to a 2-1/2" pipe fence corner post in the north line of a called 38.146 acre tract of land designated Tract Two to Cara Lynn Daskocil (2023-1195 ORMCT), from which a 2-1/2" pipe fence corner post at or near the northeast corner of said 38.146 acre tract bears North 58 degrees 10 minutes 24 seconds East, a distance of 355.45 feet;

THENCE along the south line of said 36.17 acre tract, same being the north line of said 38.146 acre tract, South 57 degrees 20 minutes 01 seconds West, at a distance of 631.99 feet passing a set 1/2" iron rod at an old cedar fence corner post in the apparent east right-of-way line of County Road 273 for reference, continuing along said course for a total distance of 639.90 feet to the center of the road, at or near the west line of said Dillard Survey, same being the east line of said Punchard Survey;

THENCE along the west line of said 36.17 acre tract, North 31 degrees 48 minutes 33 seconds West, a distance of 821.75 feet to the **POINT OF BEGINNING**, containing 12.06 acres of land, of which 0.23 acre lies within County Road 273.

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

All set 1/2" iron rods have a yellow cap stamped "RPLS 5345".

September 14, 2023
Don Randall Hughes
Registered Professional Land Surveyor
Texas No. 5345

