



LINE	BEARING	DISTANCE
L1	N 10°18'56" E	540.16'
L2	N 06°51'11" E	157.90'
L3	N 69°12'33" W	218.09'
L4	N 20°46'02" E	1707.65'
L5	S 69°12'50" E	223.09'
L6	N 38°02'39" E	40.53'
L7	N 04°21'38" E	276.39'
L8	N 39°41'14" W	127.44'
L9	N 28°00'01" E	73.83'
L10	S 48°50'12" E	635.02'
L11	S 49°55'02" E	101.90'
L12	S 40°49'49" E	216.90'
L13	S 26°30'49" E	107.40'
L14	S 22°27'58" W	251.44'
L15	S 31°14'43" W	849.06'
L16	S 41°36'48" W	1406.87'

NOTE: DISTANCES, DISTANCE & ACRESAGE SHOWN HEREON ARE GRID, NAD 83(2011)-HARN, LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE, UTILIZING NGS CORS/OPUS SOLUTION.

2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.

3. IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "CTLS"

4. THIS SURVEY A BOUNDARY SURVEY ONLY AND IS NOT AN ENGINEERING DESIGN SURVEY. NO IMPROVEMENTS AND/OR EASEMENTS ARE SHOWN HEREON.

(64.77 ACRES)  
#2017-04327  
B.C.O.P.R.

(22.70 ACRES)  
331/428 B.C.D.R.

41.727 ACRES

(19.00 ACRES)  
297/323 B.C.D.R.

(20.05 ACRES)  
#2007-00002346  
B.C.O.P.R.

(215.40 ACRES)  
#2007-00002346  
B.C.O.P.R.

L. S. DUNBAR  
SURVEY  
A-901

JOHN LETCHER  
SURVEY  
A-909

41.727 ACRE TRACT

**LEGAL DESCRIPTION:** BEING 41.727 ACRES OF LAND OUT OF THE L. S. DUNBAR SURVEY, ABSTRACT NO. 901 AND THE JOHN LETCHER SURVEY, ABSTRACT NO. 909 IN BOSQUE COUNTY, TEXAS AND ALSO BEING A COMBINATION OF THAT CERTAIN 22.70 ACRE TRACT DESCRIBED IN VOLUME 331, PAGE 428 OF THE DEED RECORDS OF SAID BOSQUE COUNTY, TEXAS AND THAT CERTAIN 19.00 ACRE TRACT DESCRIBED IN VOLUME 297 PAGE 323 OF SAID DEED RECORDS; SAID 41.727 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES, INC IN DECEMBER, 2020:

**BEGINNING** AT A 3/8" IRON ROD AT A FENCE CORNER POST FOUND IN THE NORTH LINE OF THAT CERTAIN 89.81 ACRE TRACT DESCRIBED IN DOC. #2020-00517 OF THE OFFICIAL PUBLIC RECORDS OF SAID BOSQUE COUNTY, TEXAS FOR A CORNER OF THAT CERTAIN 64.77 ACRE TRACT DESCRIBED IN DOC. #2017-04327 OF SAID OFFICIAL PUBLIC RECORDS, THE SOUTH CORNER OF SAID 19.00 ACRE TRACT AND THE SOUTH CORNER HEREOF;

THENCE ALONG THE EAST LINE OF SAID 64.77 ACRE TRACT AND THE WEST LINE OF SAID 19.00 ACRE TRACT AND SAID 22.70 ACRE TRACT, THE FOLLOWING 9 COURSES:

1. NORTH 10°18'56" EAST A DISTANCE OF 540.16 FEET TO A 3/8" IRON ROD FOUND;
2. NORTH 06°51'11" EAST A DISTANCE OF 157.90 FEET TO A POINT AND FROM WHICH A 4" CEDAR FENCE CORNER POST FOUND BEARS SOUTH 84°51'06" EAST A DISTANCE OF 6.20 FEET;
3. NORTH 69°12'33" WEST A DISTANCE OF 218.09 FEET TO A 3/8" IRON ROD AT A FENCE CORNER POST FOUND;
4. NORTH 20°46'02" EAST A DISTANCE OF 1707.65 FEET TO A 3/8" IRON ROD FOUND;
5. SOUTH 69°12'50" EAST A DISTANCE OF 223.09 FEET TO A 3/8" IRON ROD AT A FENCE CORNER POST FOUND;
6. NORTH 38°02'39" EAST A DISTANCE OF 40.53 FEET TO A 6" CEDAR FENCE CORNER POST FOUND;
7. NORTH 04°21'38" EAST A DISTANCE OF 276.39 FEET TO A 6" CEDAR FENCE CORNER POST FOUND;
8. NORTH 39°41'14" WEST A DISTANCE OF 127.44 FEET TO A 3/8" IRON ROD AT A FENCE CORNER POST FOUND;
9. NORTH 28°00'01" EAST A DISTANCE OF 73.83 FEET TO A 3/8" IRON ROD AT A FENCE CORNER POST FOUND IN THE SOUTHWEST LINE OF THAT CERTAIN 215.40 ACRE TRACT DESCRIBED IN DOC. #2007-00002346 OF SAID OFFICIAL PUBLIC RECORDS FOR THE EAST CORNER OF SAID 64.77 ACRE TRACT, THE NORTH CORNER OF SAID 22.70 ACRE TRACT AND THE NORTH CORNER HEREOF;

THENCE ALONG THE NORTHEAST LINE OF SAID 22.70 ACRE TRACT AND THE NORTHEAST LINE OF SAID 19.00 ACRE TRACT, THE FOLLOWING 2 COURSES:

1. SOUTH 22°27'58" WEST A DISTANCE OF 251.44 FEET TO A 4" CEDAR FENCE CORNER POST FOUND;
2. SOUTH 31°14'43" WEST A DISTANCE OF 849.06 FEET TO A 20" CEDAR TREE FENCE CORNER FOUND FOR THE WEST CORNER OF AID 20.05 ACRE TRACT, THE NORTH CORNER OF SAID 89.81 ACRE TRACT, A CORNER OF SAID 19.00 ACRE TRACT AND A CORNER HEREOF;

THENCE SOUTH 41°36'48" WEST A DISTANCE OF 1406.87 FEET ALONG THE NORTHWEST LINE OF SAID 89.81 ACRE TRACT AND THE SOUTHEAST LINE OF SAID 19.00 ACRE TRACT TO THE POINT OF BEGINNING CONTAINING 41.727 ACRES MORE OR LESS, AND AS SHOWN ON CERTIFIED PLAT HEREWITH.

BOUNDARY LINE

ADJOINER LINE

SURVEY LINE

BURIED OIL/GAS PIPELINE

OVERHEAD UTILITY LINE

UNDERGROUND UTILITY LINE

FENCE

ROAD

WATERLINE

RAILROAD TRACK

POINT

MONUMENT FOUND

A/C UNIT

UTILITY POLE/RISER

LIGHTPOST

MAILBOX

CLEAN OUT

FIRE HYDRANT

TELEPHONE/CABLE PEDESTAL

GAS METER

MANHOLE

ELECTRIC BOX/METER

BENCH MARK

FLAG POLE

SIGN

DRAINAGE STRUCTURE

GAS VALVE

B.C.D.R. - BOSQUE COUNTY DEED RECORDS

B.C.O.P.R. - BOSQUE COUNTY OFFICIAL PUBLIC RECORDS

LEGEND:

WATER METER

WATER WELL

WATER VALVE

SEWER VALVE

P.U.E. - PUBLIC UTILITY EASEMENT

B.L. - BUILDING STRACK LINE

(BRG.-DIST.) RECORD CALL

