

METES AND BOUNDS DESCRIPTION OF A 44.995 ACRE TRACT

Being a 44.995 acre tract situated in the J. H. Callaway Survey, Abstract 508 and the Anderson Wheeler Survey, Abstract 493, Wilson County, Texas and consisting of a 42.000 acre tract and a 3.000 acre tract as described in a conveyance from Lance D. Brown and Barbara L. Brown to Raul Guerra and Abbe Guerra recorded in Volume 1503, Page 66, Official Public Records of Wilson County, Texas; said 44.995 acre tract surveyed by Jeffrey B. Berger, R.P.L.S. No. 5558 and being more particularly described as follows:

BEGINNING at a 1/2" steel rod with an orange plastic cap stamped "RPLS 4020" found (controlling monument) on the northeast line Flores Oaks Estates Inc. Subdivision recorded in Volume 4, Pages 1-2, Map and Plat Records of Wilson County, Texas at the south corner of the remaining portion of a 182.521 acre tract as described in a conveyance to Barbara Louise Jaksik Brown recorded in Volume 1122, Page 181, Official Public Records of Wilson County, for the west corner of said 42.000 acre tract and the herein described tract;

THENCE North 59° 12' 38" East 2786.96 feet (deed call North 59° 12' 38" East 2786.77 feet) (Basis of Bearings) with the common line of said 42.000 acre tract and said remaining portion a 182.521 acre tract to a 1/2" steel rod with an orange plastic cap stamped "RPLS 4020" found (controlling monument) on the southwest line of a 200.00 acre tract as described in a conveyance to Michael John Jaksik, Jr. recorded in Volume 1446, Page 104, Official Public Records of Wilson County, Texas at the east corner of said remaining portion of a 182.521 acre tract, for the north corner of said 42.000 acre tract and the herein described tract;

THENCE South 69° 46' 28" East 833.55 feet (deed call South 69° 45' 45" East 833.82 feet) with the common line of said 42.000 acre tract and said 200.00 acre tract to a 1/2" steel rod with an orange plastic cap stamped "RPLS 4020" found on the northwest line of a 649.97 acre tract as described in a conveyance to Ray Blayde Seiler and wife, Rosemary Elaine Seiler recorded in Volume 1207, Page 346, Official Public Records of Wilson County, Texas at the south corner of said 200.00 acre tract, for the east corner of said 42.000 acre tract and the herein described tract;

THENCE with the common line of said 42.000 acre tract and said 649.97 acre tract with the following calls:

South 59° 01' 40" West 330.00 feet (deed call South 59° 03' 18" West 330.00 feet) to a 1/2" steel rod with an orange plastic cap stamped "RPLS 4020" found for an angle point of said 42.000 acre tract and the herein described tract;

South 58° 41' 40" West 1121.35 feet (deed call South 59° 41' 48" West 1121.29 feet) to a 1/2" steel rod with an orange plastic cap stamped "RPLS 4020" found for an angle point of said 42.000 acre tract and the herein described tract;

and South 59° 12' 27" West 1283.30 feet (deed call South 59° 12' 15" West 1283.80 feet) to a 1/2" steel rod with an orange plastic cap stamped "RPLS 4020" found at the east corner of said 3.000 acre tract and the most southerly south corner of said 42.000 acre tract, for an angle point of the herein described tract;

THENCE South 59° 09' 49" West 444.21 feet (deed call South 59° 12' 15" West 444.21 feet) with the common line of said 3.000 acre tract and said 649.97 acre tract to a 1/2" steel rod with an orange plastic cap stamped "RPLS 4020" found on said northeast line of Flores Oaks Estates, Inc, Subdivision, for the south corner of said 3.000 acre tract and the herein described tract;

THENCE with the common line of said 3.000 acre tract and said Flores Oaks Estates, Inc. Subdivision with the following calls:

North 42° 16' 10" West 193.13 feet (deed call North 42° 05' 05" West 192.51 feet) to a 1/2" steel rod found for an angle point of said 3.000 acre tract and the herein described tract;

North 41° 51' 15" West 59.96 feet (deed call North 41° 57' 54" West 59.97 feet) to a 1/2" steel rod found for an angle point of said 3.000 acre tract and the herein described tract;

and North 42° 02' 55" West 47.45 feet (deed call North 42° 09' 08" West 47.60 feet) to a 1/2" steel rod with an orange plastic cap stamped "RPLS 5558" found at the west corner of said 3.000 acre tract and the most northerly south corner of said 42.000 acre tract, for an angle point of the herein described tract;

THENCE North 42° 09' 19" West 372.17 feet (deed call North 42° 09' 08" West 372.40 feet) with the common line of said 42.000 acre tract and said Flores Oaks Estates, Inc. Subdivision to the POINT OF BEGINNING and containing 44.995 acres.

Surveyor's Notes:

1. Bearings are based on said deed recorded in Volume 1503, Page 66, Official Public Records of Wilson County, Texas.
2. A survey plat was prepared this same date as a part of this survey.

STATE OF TEXAS §

June 5, 2023

COUNTY OF WILSON §

It is hereby stated that the above description was prepared from an actual survey on the ground of the 44.995 acre tract made under my supervision.




Jeffrey B. Berger, Registered Professional Land Surveyor No. 5558

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