

STATE OF TEXAS
COUNTY OF SAN PATRICIO

BRYAN P. KEY
129.445 ACRES

Field notes of a 129.445 acre tract of land, being the west half of a called 160 acre tract (found to contain 258.89 acres) in Corrected Special Warranty Deed from Wells Fargo Bank, N. A. as Trustee of the Delta Neumann Dungan – Joan Neumann Key Trust to Karen Jane Key-Scott, et al, dated May 1st, 2007, and recorded in Document No. 568905 of the Official Public Records of San Patricio County, Texas;

Said 129.445 acre tract is part of Lot 8 and all of Lot 9 of the J. W. Bullard Subdivision as shown on map recorded in Volume 2, Page 3 of the Map Records of San Patricio County, Texas;

Said 129.445 acre tract comprised of portions of the Patrick Fitzsimmons League, Abstract 5, and the William G. Burgess Survey, Abstract 46, is situated in San Patricio County, Texas, approximately 5 miles southwest of the town of Sinton, and is described by metes and bounds as follows:

Beginning at a Railroad Spike found in the centerline of County Road 1470, in the north line of a 91.3766 acre tract conveyed to Bentley Baylor by Probate Minutes recorded in Volume 154, Page 53, San Patricio County, Texas; at the southeast corner of a 240 acre tract conveyed to Lloyd Neumann by Deed recorded in Volume 248, Page 445 of the Deed Records of San Patricio County, Texas; at the southwest corner of said Lot 9 and the southwest corner of this tract;

Thence N 00° 13' 37" W along the east line of said 240 acre tract, the west line of said Lot 9, and the west line of this tract, at 40 feet pass a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set near the north line of said County Road 40 for a line marker, in all a distance of 2620.81 feet to a 5/8" iron rod found in the south line of an 854.76 acre tract of land conveyed to E. H. Lane by Deed recorded in Volume 188, Page 514 of the Deed Records of San Patricio County, Texas; and the south line of Tract 28 of the Patrick Fitzsimmons League, for the northwest corner of said called 260 acre tract, the northwest corner of said Lot 9, and the northwest corner of this tract;

Thence N 89° 10' 36" E along the north line of said Lot 9, the south line of said Patrick Fitzsimmons League, the south line of said 854.76 acre tract, the north line of said called 260 acre tract, the north line of said Lot 9 and said Lot 8, and the north line of this tract, a distance of 2151.90 feet to a 5/8" iron rod set at the northwest corner of a Second 129.445 acre tract just surveyed, for the northeast corner of this tract;

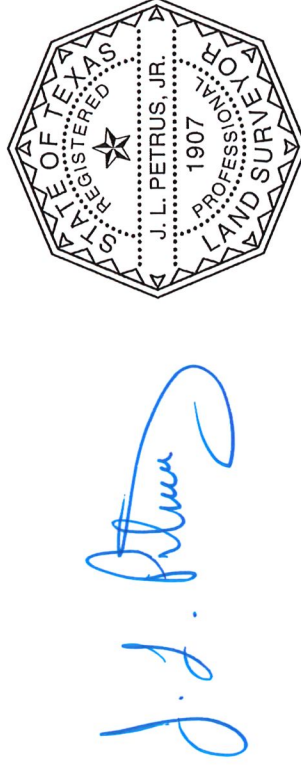
Thence S 00° 13' 37" E crossing said called 260 acre tract, along the west line of said Second 129.445 acre tract and the east line of this tract, at 2579.73 feet pass a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set for a line marker, in all a distance of 2619.73 feet to a Railroad Spike set in the centerline of said County Road 1470, the south line of said J. W. Bullard Subdivision, and the south line of said called 260 acre tract, for the south end of the centerline of said 60 ft. private road easement, the southwest corner of said Second 129.445 acre tract and the southeast corner of this tract;

Thence S 89° 07' 27" W along the centerline of said County Road 1470, the south line of said J. W. Bullard Subdivision, and the south line of this tract, a distance of 820.82 feet to a Railroad Spike found for an angle corner of this tract;

Thence S 89° 09' 44" W along the centerline of said County Road 1470, the south line of said J. W. Bullard Subdivision, and the south line of this tract, a distance of 1331.10 feet to the place of beginning, containing 129.445 acres of land, more or less; subject to all easements of record.

Bearings and distances in this description are Grid, Texas Coordinate System of 1927, South Zone.
A plat was prepared in conjunction with this legal description.

I, Julius L. Petrus, Jr., Registered Professional Land Surveyor of Texas, do hereby state that this description represents an actual survey made on the ground, the 14th day of June, 2024.



Registered Professional Land Surveyor
Texas Registration No. 1907

Randy/28448