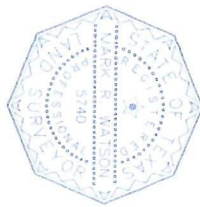


[illegible]

CTL
Cross Texas Land Services, Inc.
1715 ENFIELD RD., #101 • AUSTIN, TEXAS 78703
512.667.3699

TX. FIRM REG. #100248-00
www.cresteklandservices.com

MARK R. WATSON RPLS 45740

DATE:

[illegible]

REFERENCE: SHOPS PRESS	
TITLE OF SURVEY - BOUNDARY	
LEGAL DESCRIPTION:	
32.88% OF LAND OUT OF THE 1/4 SECTION 10, T42N, R10E, S12E, 31N IN WILSON COUNTY, TEXAS	
JOB NO. 22-50037	
CREATED BY: JSM	
PAGE 1 OF 2	

PAGE 1 OF 2

COUNTY ROAD 440

N 16°18'19" E 595.38'

N 44°11'06" E 475.15'

1062/650
M.C.O.P.R.
P.O.B 22.896 ACRE TRACT
1 1/2" IRON ROD W/CAP AT
FENCE CORNER POST
FOUND

(25.152 ACRES)
1328/294
M.C.O.P.R.
P.O.B. 1.448 ACRE RACT
1/2" IRON ROD AT
FENCE CORNER POST
FOUND

139.17'
S 72.39'24" E

(12.750 ACRES)
855/275
M.C.O.P.R.
1/2" IRON ROD AT
FENCE CORNER POST
FOUND

(12.836 ACRES)
1075/800
M.C.O.P.R.

N 75°12'42" W 2197.21'

22.896 ACRES
PORTION OF (59.6 ACRES)
789/525 M.C.O.P.R.

1.448 ACRES
PORTION OF (59.6 ACRES)
789/525 M.C.O.P.R.

S 72°47'53" E 524.79

1/2 IRON ROD
W/CAP FOUND
S 72°47'40

12" PINE FENCE
CORNER POST
FOUND BEARS
S17°07'56"W
12.11' & A 1/2"
IRON ROD FOUND
BEARS
S72°47'40"E
221.69'

(52 ACRES)
926/835
M.C.O.P.R.

S 17°07'56" W 738.53

FROM WHICH 1/2
IRON ROD W/CAF
SET BEARS
N75°12'42"W 0.59

S 17°07'56" W 553.08

1/2" IRON RO
FOUND

22.896 ACRE TRACT

LEGAL DESCRIPTION: BEING 22.896 ACRES OF LAND OUT OF THE J. J. LIENDO LEAGUE, ABSTRACT NO. 31 IN MILAM COUNTY, TEXAS AND BEING THAT CERTAIN 59.6 ACRE TRACT DESCRIBED IN VOLUME 789, PAGE 525 OF THE OFFICIAL PUBLIC RECORDS OF SAID MILAM COUNTY, TEXAS; SAID 22.896 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC IN FEBRUARY 2022:

BEGINNING AT A 1/2" IRON ROD WITH CAP AT FENCE CORNER POST FOUND IN THE EAST LINE OF COUNTY ROAD 440 AND THE WEST LINE OF SAID 59.6 ACRE TRACT FOR THE SOUTHWEST CORNER OF THAT CERTAIN 3.462 ACRE TRACT DESCRIBED IN VOLUME 1062, PAGE 650 OF SAID OFFICIAL PUBLIC RECORDS AND THE NORTHWEST CORNER HEREOF;

THENCE CROSSING SAID 59.6 ACRE TRACT, THE FOLLOWING 3 COURSES:

1. SOUTH 72°39'39" EAST A DISTANCE OF 725.12 FEET ALONG THE SOUTH LINE OF SAID 3.462 ACRE TRACT TO A 1/2" IRON ROD AT A FENCE CORNER POST FOUND FOR THE SOUTHEAST CORNER OF SAID 3.462 ACRE TRACT AND THE SOUTHWEST CORNER OF A 1.448 ACRE TRACT SURVEYED THIS SAME DAY BY CROSS TEXAS LAND SERVICES INC;
2. SOUTH 72°39'39" EAST A DISTANCE OF 280.35 FEET ALONG THE SOUTH LINE OF SAID 1.448 ACRE TRACT TO A 1/2" IRON ROD WITH CAP SET FOR THE SOUTHEAST CORNER OF SAID 1.448 ACRE TRACT;
3. NORTH 17°23'32" EAST A DISTANCE OF 224.95 FEET ALONG THE EAST LINE OF SAID 1.448 ACRE TRACT TO A 1/2" IRON ROD WITH CAP SET IN THE SOUTH LINE OF THAT CERTAIN 25.152 ACRE TRACT DESCRIBED IN VOLUME 1328, PAGE 294 OF SAID OFFICIAL PUBLIC RECORDS AND THE NORTH LINE OF SAID 59.6 ACRE TRACT FOR THE NORTHEAST CORNER OF SAID 1.448 ACRE TRACT AND A CORNER HEREOF;

THENCE ALONG THE NORTH LINE OF SAID 59.6 ACRE TRACT, THE FOLLOWING 3 COURSES:

1. SOUTH 72°39'24" EAST A DISTANCE OF 139.17 FEET ALONG THE SOUTH LINE OF SAID 25.152 ACRE TRACT TO A 1/2" IRON ROD AT A FENCE CORNER POST FOUND FOR THE SOUTHEAST CORNER OF SAID 25.152 ACRE TRACT AND THE SOUTHWEST CORNER OF THAT CERTAIN 12.750 ACRE TRACT DESCRIBED IN VOLUME 855, PAGE 275 OF SAID OFFICIAL PUBLIC RECORDS;
2. SOUTH 72°47'53" EAST A DISTANCE OF 524.79 FEET ALONG THE SOUTH LINE OF SAID 12.750 ACRE TRACT TO A 1/2" IRON ROD AT A FENCE CORNER POST FOUND FOR THE SOUTHEAST CORNER OF SAID 12.750 ACRE TRACT AND THE SOUTHWEST CORNER OF THAT CERTAIN 12.836 ACRE TRACT DESCRIBED IN VOLUME 1075, PAGE 800 OF SAID OFFICIAL PUBLIC RECORDS;
3. SOUTH 72°47'40" EAST A DISTANCE OF 308.83 FEET ALONG THE SOUTH LINE OF SAID 12.836 ACRE TRACT TO A 1/2" IRON ROD AT A FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER OF SAID 59.6 ACRE TRACT, THE NORTHWEST CORNER OF THAT CERTAIN 52 ACRE TRACT DESCRIBED IN VOLUME 926, PAGE 835 OF SAID OFFICIAL PUBLIC RECORDS AND THE NORTHEAST CORNER HEREOF;

THENCE SOUTH 17°07'56" WEST A DISTANCE OF 553.08 FEET ALONG THE COMMON LINE OF SAID 52 ACRE TRACT AND SAID 59.6 ACRE TRACT TO A CALCULATED POINT FOR THE NORTHEAST CORNER OF A 35.636 ACRE TRACT SURVEYED THIS SAME DAY BY CROSS TEXAS LAND SERVICES INC AND THE SOUTHEAST CORNER HEREOF AND FROM WHICH A 1/2" IRON ROD WITH CAP SET BEARS NORTH 75°12'42" WEST A DISTANCE OF 0.59 FEET;

THENCE NORTH 75°12'42" WEST A DISTANCE OF 2197.21 FEET CROSSING SAID 59.6 ACRE TRACT AND ALONG THE NORTH LINE OF SAID 35.636 ACRE TRACT TO A 1/2" IRON ROD WITH CAP SET IN THE EAST LINE OF SAID COUNTY ROAD 440 AND THE WEST LINE OF SAID 59.6 ACRE TRACT FOR THE NORTHWEST CORNER OF SAID 35.636 ACRE TRACT AND THE SOUTHWEST CORNER HEREOF;

THENCE NORTH 44°11'06" EAST A DISTANCE OF 475.15 FEET ALONG THE COMMON LINE OF SAID COUNTY ROAD AND SAID 59.6 ACRE TRACT TO THE POINT OF BEGINNING CONTAINING 22.896 ACRES MORE OR LESS, AND AS SHOWN HEREON.



TX FIRM REG. #100248-00
www.cross-texas-land-services.com

REFERENCE: DASH 0555
TYPE OF SURVEY: BOUNDARY
LEGAL DESCRIPTION:
THREE TRACTS OF LAND OUT OF THE J.J. LIENDO LEAGUE, ABSTRACT NO. 31 IN MILAM COUNTY, TEXAS
JOB NO. 22-00087
DRAWN BY: NEW
PAGE 2 OF 2