

STATE OF TEXAS
COUNTY OF MASON

Field notes of a 168.63-acre tract of land, being out of a 323.092-acre tract of land conveyed from Lee Roy Westbrook, Jr. to CulFam Properties, Ltd. by Warranty Deed With Vendor's Lien dated October 5, 2012 and recorded in Volume 261, Page 132 of the Real Property Records of Mason County, Texas;

Said 168.63-acre tract is comprised of approximately 0.47-acres of the C. Paulmann Survey No. 62, Abstract 746, 155.33-acres of the C. E. Tanner Survey No. 6, Abstract 1174, 5.82-acres of the M. Coy Survey No. 5, Abstract 1060, and 7.01-acres of the J. Berlethe Survey No. 60, Abstract 60, is situated in Mason County, Texas, approximately 13.5 miles west of the city of Mason, and is described by metes and bounds as follows:

Beginning at a 3/8" iron rod found at a 3-way fence corner post in the east line of a 1370.814-acre tract of land described as Tract One conveyed from Jo Ella Trimble Wiegand to Sam Allen Eckert by Partition Deed dated January 4, 1982 and recorded in Volume 72, Page 367 of the Deed Records of Mason County, Texas; and at the northwest corner of a 221.383-acre tract of land conveyed from Susan Grote to TYD Operating, LLC by Warranty Deed With Vendor's Lien dated April 2, 2015 and recorded in Volume 280, Page 351 of the Official Public Records of Mason County, Texas; for the southwest corner of said 323.092-acre tract, and the southwest corner of this tract;

Thence N 00°26'04" E along the east line of said 1370.814-acre tract, the west line of said 323.092-acre tract, and the west line of this tract, a distance of 1815.51 feet to a 3/8" iron rod found on the northeast side of a cedar fence corner post found at a northeast corner of said 1370.814-acre tract, for an interior corner of said 323.092-acre tract and an interior corner of this tract;

Thence N 54°55'48" W along the northeast line of said 1370.814-acre tract, the southwest line of said 323.092-acre tract and the southwest line of this tract, a distance of 417.04 feet to a 3/8" iron rod found on the southwest side of a 3-way cedar fence corner post found at an angle corner in the southeast line of a 236.809-acre tract of land conveyed from Barbara Sladek to Kris B. Eckert by Partition Deed dated May 26, 2015 and recorded in Volume 282, Page 441 of the Official Public Records of Mason County, Texas; at the north corner of said 1370.814-acre tract, for the west corner of said 323.092-acre tract and the west corner of this tract;

Thence N 40°48'55" E along the southeast line of said 236.809-acre tract, the northwest line of said 323.092-acre tract, and the northwest line of this tract, a distance of 2238.43 feet to a point at the west corner of a 37.671-acre tract of land conveyed from Jimmy E. McCoy and Irene McCoy to McCoy Management Trust by General Warranty Deed dated May 22, 2018 and recorded in Volume 309, Page 185 of the Official Public Records of Mason County, Texas; for the north corner of this tract; whence a 1/2" iron rod found at a 3-way fence corner post, being the occupied north corner of this tract bears North 30°10'10" West, 1.28 feet;

Thence S 30°08'19" E along the southwest boundary of said 37.671-acre tract and the northerly northeast boundary of this tract, at 263.74 feet pass a pipe fence angle post found for a line marker, in all a distance of 288.63 feet to a point at the west end of the centerline of a 30' wide easement described in Mutual and Reciprocal Easement between Ronald W. Kirby, et ux and CulFam Properties, Ltd. dated February 21, 2013 and recorded in Volume 265, Page 134 of the Real Property Records of Mason County, Texas; at an angle corner of said 37.671-acre tract, for an interior corner of this tract;

Thence in a generally southeasterly direction along the centerline of said 30 feet wide easement and continuing along the southwest boundary of said 37.671-acre tract, and the northerly northeast boundary of this tract as follows:

S 82°07'29" E, a distance of 22.15 feet to a point,

S 73°54'32" E, a distance of 27.11 feet to a point,

S 55°58'32" E, a distance of 35.76 feet to a point,

S 39°38'07" E, a distance of 39.55 feet to a point,
 S 28°51'39" E, a distance of 39.11 feet to a point,
 S 30°37'32" E, a distance of 33.45 feet to a point,
 S 43°23'09" E, a distance of 21.77 feet to a point,
 S 55°27'38" E, a distance of 32.99 feet to a point,
 S 73°19'11" E, a distance of 32.41 feet to a point,
 N 85°42'24" E, a distance of 24.03 feet to a point,
 N 70°28'37" E, a distance of 30.34 feet to a point,
 N 74°53'27" E, a distance of 36.31 feet to a point,
 S 81°38'31" E, a distance of 24.29 feet to a point,
 S 67°44'54" E, a distance of 37.15 feet to a point,
 S 59°32'23" E, a distance of 58.01 feet to a point,
 S 64°21'26" E, a distance of 51.08 feet to a point,
 S 74°52'53" E, a distance of 30.65 feet to a point,
 S 83°33'42" E, a distance of 60.52 feet to a point,
 S 79°57'49" E, a distance of 44.10 feet to a point,
 S 71°09'09" E, a distance of 28.21 feet to a 3/8" iron rod found,
 S 68°51'59" E, a distance of 52.58 feet to a point,
 S 72°07'59" E, a distance of 38.11 feet to a point,
 S 81°30'20" E, a distance of 38.22 feet to a point,
 N 85°53'59" E, a distance of 35.58 feet to a point, and

N 82°38'32" E, a distance of 63.22 feet to a 1/2" iron rod found at an angle corner of said 37.671-acre tract, at a northwest corner of a 116.731-acre tract of land conveyed from Ronald W. Kirby, et ux to RayDit Properties, LLC by Warranty Deed With Vendor's Lien dated December 7, 2016 and recorded in Volume 296, Page 83 of the Official Public Records of Mason County, Texas; for the northerly east corner of this tract;

Thence S 46°03'22" W along the northwest line of said 116.731-acre tract and a southeast line of this tract, a distance of 257.23 feet to a 1/2" iron rod found at a pipe fence corner post found at a west corner of said 116.731-acre tract, for an interior corner of this tract;

Thence S 44°44'56" E along the southwest line of said 116.731-acre tract and the southerly northeast line of this tract, at 1340.75 feet pass a 3/8" iron rod found in fence line, in all a distance of 1886.75 feet to a 1/2" iron rod found at a pipe fence corner post, in the northwest line of a 269.462-acre tract of land described as First Parcel: First Tract conveyed from Rosa Mae Westbrook to Lee Roy Westbrook, Jr. by Special Warranty Deed dated May 14, 2012 and recorded in Volume 257, Page 507 of the Real Property Records of Mason County, Texas; in the southeast line of said 323.092-acre tract, at the south corner of said 116.731-acre tract, for the southerly east corner of this tract;

Thence S 53°37'07" W along the northwest line of said 269.462-acre tract, the southeast line of said 323.092-acre tract, and the southerly southeast line of this tract, a distance of 1268.56 feet to a 12" pine fence corner post found for an angle corner of said 232.092-acre tract and an angle corner of this tract;

Thence S 53°34'46" W continuing along the northwest line of said 269.462-acre tract, the southeast line of said 323.092-acre tract, and the southeast line of this tract, at 433.00 feet pass

the west corner of said 269.462-acre tract and the north corner of said 221.383-acre tract, in all a distance of 1094.29 feet to a 10" pine fence angle post found at an angle corner of said 221.383-acre tract, for a southeast corner of said 323.092-acre tract and a southeast corner of this tract;

Thence S 77°17'10" W along a north line of said 221.383-acre tract, the south line of said 323.092-acre tract, and the south line of this tract, a distance of 1390.93 feet to the point of beginning, containing 168.63 acres of land, more or less, subject to all easements of record.

Bearings in this description are based on a GPS Survey, Texas Coordinate System of 1983, Central Zone.

I, Jason McMillan, Registered Professional Land Surveyor of Texas, do hereby state that this description represents an actual survey made on the ground this the 5th day of March 2020.



Jason McMillan

Registered Professional Land Surveyor
Texas Registration No. 6279

A plat accompanies this metes and bounds description.
Job # 20020033