

METES AND BOUNDS DESCRIPTION

STATE OF TEXAS
COUNTY OF MCLENNAN

Being a 150.60 acre tract of land out of the BBB & C RR Survey, Abstract No. 161, McLennan County, Texas and being part of the remainder of that certain called 205.70 acre tract of land described to James David Malloch, recorded in Clerk's File No. 2007020837 of the Official Public Records of McLennan County, Texas, said 150.60 acres being more particularly described by metes and bounds as follows;

BEGINNING at a fence corner post found at the northeast corner of said remainder tract, located at the southeast corner of a called 17.3580 acre tract to Margaret Lyn Salvany, (File #2005007287), located on the west margin of Neighbors Corner Road, for the northeast corner of this;

THENCE along the east line of said remainder tract, entering the approximate centerline of Battle Lake Road S 34°16'28" E a distance of 363.65 feet to a calculated point, for a southeasterly corner of this;

THENCE departing said Battle Lake Road, across said remainder tract, the following courses and distances:

S 57°57'50" W passing a 1/2 inch iron rod with yellow cap set for reference on the west road margin at 33.56 feet and continuing a total distance of 613.06 feet to a 1/2 inch iron rod with yellow cap set for an el corner,

S 32°03'13" E a distance of 353.83 feet to a 1/2 inch iron rod with yellow cap set for an el corner, and N 57°56'47" E passing a 1/2 inch iron rod with yellow cap set for reference on said west road margin at 586.23 feet and continuing a total distance of 620.28 feet to a calculated point in the approximate centerline of said road, located on the east line of said remainder tract, for a northeasterly corner of this;

THENCE along the west line of said remainder tract, with the approximate centerline of Battle Lake Road S 33°08'46" E a distance of 552.49 feet to a calculated point located at the northeast corner of a called 50.00 acre tract to PTM Farms LLC, (File #2019033964), for a southeasterly corner of this;

THENCE departing said Battle Lake Road, along the boundary lines common to said remainder tract and said 50.00 acre tract, the following courses and distances:

S 60°08'55" W passing a 1/2 inch iron rod with yellow cap found for reference at 33.94 feet and continuing a total distance of 734.48 feet to a 1/2 inch iron rod with yellow cap found for an angle point,
N 42°31'21" W a distance of 200.63 feet to a 1/2 inch iron rod with yellow cap found for an angle point,
N 88°07'30" W a distance of 703.29 feet to a point in a fence corner post for an angle point,
S 07°07'03" W a distance of 1579.34 feet to a point in a fence corner post for an angle point,
S 31°03'00" E a distance of 526.79 feet to a point in a fence corner post for an angle point,
N 57°29'46" E a distance of 1371.02 feet to a point in a fence corner post for an angle point,
N 13°52'17" W a distance of 996.29 feet to a point in a fence corner post for an angle point,
N 70°23'56" E passing a 1/2 inch iron rod with yellow cap set for reference at 668.28 feet and continuing a total distance of 702.22 feet to a calculated point in the approximate centerline of said Battle Lake Road, located at the northerly southeast corner of said 50.00 acre tract, also being a northeasterly corner of said remainder tract corner, for a northeasterly corner of this;

THENCE along the east line of said remainder tract, with the approximate centerline of said Battle Lake Road S 33°12'07" E a distance of 1457.85 feet to a cotton spindle set at the southeast corner of said remainder tract, located at the northeast corner of the remainder of a called 144.4 acre tract to L. C. Breland Estate, (deed dated March 29, 1893), for the southeast corner of this;

THENCE departing said Battle Lake Road, along the south line of said remainder tract, with the north line of said Breland Estate tract S 57°15'06" W a distance of 940.48 feet to a point in a fence corner post at the northwest corner of said Breland Estate tract, also located at the northeast corner of a called 118.014 acre tract to Mark Andrew Nostoupil, (File #2016037282), for an angle point of this;

THENCE continuing along said south line, with the north line of said 118.014 acre tract and generally along a fence line S 57°33'22" W a distance of 1683.13 feet to a 1/2 inch iron rod with yellow cap set at the southwest corner of said remainder tract, located at the northwest corner of said 118.014 acre tract, also located on the east line of a called 100 acres (First Tract), and a called 62-2/3 acres (Second Tract) to Raymond Henry Parma and Rose Marie Parma, (File #2011000712), also along the east line of a called 163 acre tract to Ray Parma and Rose Parma, (File #2005041421), and generally along a fence line N 30°59'24" W passing a nail found in a 12 inch fence corner post on the south margin of Battle Lake Road at 3533.45 feet, and passing a 3/8 inch iron rod found in the approximate centerline of said road at 3568.76 feet, and continuing a total distance of 3602.45 feet to a calculated point at the northwest corner of said remainder tract, located on the north margin of said road, for the northwest corner of this;

THENCE along the north line of said remainder tract, with the north margin of said road, the following courses and distances:

N 59°44'34" E a distance of 1816.88 feet to a to a 1/2 inch iron rod with yellow cap set for an angle point,
N 76°41'02" E a distance of 266.65 feet to a to a 1/2 inch iron rod with yellow cap set for an angle point,
S 83°30'27" E a distance of 240.68 feet to a to a 1/2 inch iron rod with yellow cap set for an angle point,
S 72°11'32" E a distance of 296.28 feet to a to a point in a fence corner post for angle point, and
N 65°55'03" E a distance of 41.41 feet to the **POINT OF BEGINNING**.

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, Nad 1983.

This description to accompany a plat of like date representing an on the ground survey supervised by me Tyler Tumlinson, Registered Professional Land Surveyor.

September 1, 2021



Tyler Tumlinson
RPLS No. 6410
Firm #10193858
02638-COS

