



FIELD NOTES DESCRIPTION  
OF A  
58.13 ACRE TRACT

MARIA GUADALUPE CASILLAS SURVEY, ABSTRACT 65  
MADISON COUNTY, TEXAS

**A FIELD NOTES DESCRIPTION OF 58.13 ACRES IN THE MARIA GUADALUPE CASILLAS SURVEY, ABSTRACT 65, IN MADISON COUNTY, TEXAS, BEING ALL OF A CALLED 59.851 ACRE TRACT OF LAND CONVEYED TO ROBERT HEATH MILLS AND APANKI RAE MILLS IN VOLUME 1729, PAGE 233 OF THE OFFICIAL RECORDS OF MADISON COUNTY, TEXAS (ORMCT); SAID 58.13 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set in the south line of a called 825.306 acre tract conveyed to Ken-way Inc. in Volume 1776, Page 203 ORMCT, and further being the northeast corner of a called 52.0 acre tract conveyed to Tristan Bruce Waggoner in Volume 1741, Page 21 ORMCT, and also being the northwest corner of the herein described tract, from which a concrete monument found bears S 65° 20' 39" W a distance of 652.84 feet;

**THENCE**, with the south line of said 825.306 acre tract, **N 65° 20' 39" E**, for a distance of **761.84 feet** to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set being the northwest corner of a called 62.255 acre tract conveyed to Gary Mills in Volume 1729, Page 230 ORMCT, and further being the northeast corner of the herein described tract;

**THENCE**, with the west line of said 62.255 acre tract, **S 02° 08' 37" E**, passing at a distance of 74.81 feet a 10 inch treated fence post and continuing for a total distance of **3,701.71 feet** to a point on the north high bank Bedias Creek and further being the southwest corner of said 62.255 acre tract, from which a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set for reference bears N 02° 08' 37" W a distance of 175.05 feet;

**THENCE**, with the north line of said 121.720 acre tract and following the north high bank of Bedias Creek for the following nineteen (19) courses and distances:

- 1) **S 31° 00' 27" W**, a distance of **28.87 feet**;
- 2) **S 85° 46' 31" W**, a distance of **45.22 feet**;
- 3) **N 16° 20' 25" W**, a distance of **42.01 feet**;
- 4) **N 21° 47' 06" W**, a distance of **49.25 feet**;
- 5) **N 68° 21' 38" W**, a distance of **43.26 feet**;
- 6) **S 81° 14' 51" W**, a distance of **12.34 feet**;
- 7) **N 09° 35' 29" E**, a distance of **18.30 feet**;
- 8) **N 68° 57' 20" W**, a distance of **24.76 feet**;
- 9) **S 39° 32' 25" W**, a distance of **16.94 feet**;
- 10) **S 68° 19' 56" W**, a distance of **82.63 feet**;
- 11) **N 88° 01' 00" W**, a distance of **97.99 feet**;

- 12) S 44° 11' 06" W, a distance of 119.37 feet;
- 13) S 00° 16' 08" E, a distance of 96.27 feet;
- 14) S 18° 15' 07" E, a distance of 69.74 feet;
- 15) S 31° 11' 05" W, a distance of 44.46 feet;
- 16) N 78° 33' 37" W, a distance of 153.62 feet;
- 17) N 89° 22' 05" W, a distance of 90.49 feet;
- 18) S 34° 38' 01" W, a distance of 33.39 feet;
- 19) S 23° 04' 17" W, a distance of 9.23 feet to a point being a southeast corner of said 52.0 acre tract and further being the southwest corner of the herein described tract, from which a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set for reference bears N 02° 08' 37" W a distance of 135.01 feet;

**THENCE**, with the east line of said 52.0 acre tract, **N 02° 08' 37" W**, passing at a distance of 256.83 feet at a fence corner and further passing at a distance of 3,547.19 feet a 6 inch cedar fence post found and continuing for a total distance of **3,615.67 feet** to the POINT OF BEGINNING hereof and containing 58.13 acres, more or less;

Surveyed on the ground October 2021 under my supervision. See plat prepared October 2021 for other information. The bearing basis for this survey is based on the Texas State Plane Coordinate System of 1983 (NAD83), Central Zone, Grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not grid areas) divide by a combined scale factor of 1.00012124790672 (calculated using GEOID12B). Reference drawing: 21-725.



10/21/21

J. Dillon Means

Registered Professional Land Surveyor No. 6770



# KERR SURVEYING

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