

ARBUCKLE SURVEYING, LLC

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STATE OF TEXAS

COUNTY OF COLORADO

3.471 ACRES

Field Note Description of a 3.471 acre tract of land situated in the Preston Gilbert League, Abstract No. 25 in Colorado County, Texas, being all of a called 3.471 acre tract of land conveyed to Kenneth Cranek, et ux, recorded in Volume 345, Page 806 in Official Records of Colorado County, Texas.

BEGINNING at a 5/8" Iron Rod set at the intersection of the Southeast line of County Road No. 182 with the Southwest line of Old Nada Road, for the North corner of said 3.471 acre tract, and for the North corner of this herein described tract;

THENCE: **S 22°01'43" E** – along the Southwest line of Old Nada Road, same being the Northeast line of said 3.471 acre tract, a distance of **476.45 feet** to a 1/2" Iron Rod called and found for the East corner of said 3.471 acre tract, same being the North corner of the remainder of a called 4 acre tract of land conveyed to Lucy Ann Kallina, recorded in Volume 177, Page 420 in Deed Records of Colorado County, Texas, and for the East corner of this herein described tract;

THENCE: **S 62°45'55" W** – along the Southeast line of said 3.471 acre tract, same being the Northwest line of said 4 acre tract, a distance of **325.51 feet** to a 5/8" Iron Rod set (called for 1/2" Iron Rod found disturbed) for the South corner of said 3.471 acre tract, same being the East corner of a called 4.113 acre tract of land conveyed to Christopher Paul Krpec, et ux, recorded in Volume 341, Page 895 in Official Records of Colorado County, Texas, and for the South corner of this herein described tract;

THENCE: **N 20°27'44" W** – along the Southwest line of said 3.471 acre tract, same being the Northeast line of said 4.113 acre tract, a distance of **476.81 feet** to 1/2" Iron Rod called and found in the Southeast line of County Road No. 182, for the West corner of said 3.471 acre tract, same being the North corner of said 4.113 acre tract, and for the West corner of this herein described tract;

THENCE: **N 62°34'55" E** – along the Southeast line of County Road No. 182, same being the Northwest line of said 3.471 acre tract, a distance of **312.51 feet** to the **POINT OF BEGINNING**, containing within these metes and bounds **3.471 Acres** of land, more or less.

Notes:

(1) All set Iron Rods are marked with plastic cap stamped "RPLS No. 6247".

Unless this Field Notes Description, including preamble, seal and signature, appears in its entirety, and in its original form, surveyor assumes no responsibility or liability for its accuracy. All bearings are based on the Texas State Plane Coordinate System, South-Central Zone, and North American Datum of 1983. Distances shown hereon are surface values.

This Field Note Description is true and correct to the best of my knowledge and belief based on data obtained from the Colorado County Clerk, the Colorado County Central Appraisal District and a Survey made On-The-Ground under my direct supervision on December 14, 2022.



ROBERT D. ARBUCKLE
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE No. 6247
DECEMBER 16, 2022

