



Apex Surveying, LLC

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METES AND BOUNDS DESCRIPTION

15.272 ACRES TRACT

Samuel Williams Survey, A - 110
Washington County, Texas

Being a 15.272 acres tract of land out of the Samuel Williams Survey, A - 110, being out of the remainder of that certain called 196.75 acres tract of land to Donald and Cornelia Wilder in Volume 918, Page 99 of the Official Records of Washington County (O.R.W.C.), Texas, said 15.272 acres tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the base of a fence corner on the southeast line of said 196.75 acres remainder tract, being on the south line of Oil Field Road, also being the northwest corner of a called 2.004 acres tract of land to Kenneth and Betty Anderson in Volume 1006, Page 277 O.R.W.C., from which point a 1/2 inch iron rod with a yellow cap found for reference bears N 43°34'24" E a distance of 2.95 feet, for the northeast corner of this;

THENCE with the southeast line of said 196.75 acres remainder tract, common boundary with said 2.004 acres tract, S 37°31'31" W a distance of 260.11 feet to a 1/2 inch iron rod with a yellow cap found at the base of a fence post on the southeast line of said 196.75 acres remainder tract, being the west corner of said 2.004 acres tract, also being the north corner of a called 15.00 acres tract of land to Cook Family Partnership, LTD. in Volume 921, Page 1312 O.R.W.C., for an angle point of this;

THENCE with the southeast line of said 196.75 acres remainder tract, common boundary with said 15.00 acres tract and a called 1.00 acre tract of land to Mary Wilder in Volume 1246, Page 900 O.R.W.C., S 39°33'49" W passing a 1/2 inch iron rod found at the north corner of said 1.00 acre tract for reference at a distance of 504.81 feet and continuing for a total distance of 559.72 feet to a 1/2 inch iron rod with a cap marked "RPLS 6851" set at the south corner of said 196.75 acres remainder tract, being on the northwest line of said 1.00 acre tract, also being the east corner of a called 51.350 acres tract of land to Seminole Pipeline Company in Volume 432, Page 801 of the Deed Records of Washington County, for the south corner of this;

THENCE with the southwest line of said 196.75 acres remainder tract, common boundary with said 51.350 acres tract, N 50°13'39" W a distance of 954.47 feet to a 1/2 inch iron rod with a cap marked "RPLS 6851" set on the southwest line of said 196.75 acres remainder tract, being the north corner of said 51.350 acres tract, also being the east corner of a called 48.878 acres tract of land to Oscar Andras in Volume 1506, Page 875 O.R.W.C., from which point a 1/2 inch iron rod with a yellow cap found for reference bears S 41°10'39" W a distance of 420.67 feet, an angle point of this;

THENCE with the southwest line of said 196.75 acres remainder tract, common boundary with said 48.878 acres tract, N 50°33'10" W a distance of 666.90 feet to a 1/2 inch iron rod with a cap marked "RPLS 6851" set at the west corner of said 196.75 acres remainder tract, being on the northeast line of said 48.878 acres tract, also being on the south line of said Oil Field Road, from which point a mag nail with a shiner found for reference bears N 50°33'10" W a distance of 75.21 feet, for the west corner of this;

THENCE through and across said 196.75 acres remainder tract, common boundary with the south line of said Oil Field Road, S 77°19'37" E a distance of 1807.56 feet to the **POINT OF BEGINNING**, and containing 15.272 acres of land.

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 Kevin Weiss, Registered Professional Land Surveyor #6851.

July 24, 2023

Kevin Weiss

Kevin Weiss
RPLS No. 6851
Firm# 10194649
File# 23-036

