

ROBERT KOLACNY

AND ASSOCIATES, LLC

RPLS#5319

FIRM# 10107000

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A 56.03 AC. TRACT OF LAND, SITUATED IN THE B.B. BOLING SURVEY, ABSTRACT NO. 70, AND IN THE S.D. HANNA SURVEY NO. 5, ABSTRACT NO. 689, WHARTON COUNTY, TEXAS, BEING A PORTION OFF THE EAST END OF BLOCK SEVEN (7); ALL OF THE SO-CALLED TIMBER LOTS NUMBERS ONE (1), TWO (2), THREE (3), AND FOUR (4); AND A PORTION OF BLOCK EIGHT (8), OF THE SADLER & BROWN SUBDIVISION, AS PER PLAT THEREOF RECORDED IN VOLUME "O", PAGE 184, OF THE WHARTON COUNTY DEED RECORDS; SAID 56.03 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron rod capped #5319, set in the North line of a called 31.18 Ac. tract of land conveyed to Michael Prasek, etux (VSol. 31.18 Ac.), to replace the called for ¾ inch iron pipe (searched for, but not found) for the Southwest corner of BLOCK 9, of said *Sadler & Brown Subdivision*, same being the upper Southwest corner of a called 144.68 Ac. tract of land conveyed to Charles Schmidt, etux (Vol. 416, Pg. 376; O.R.), the Southeast corner of said Timber Lot 4, and the **Southeast corner** hereof; from which corner, a 5/8 inch iron rod called & found for an interior corner of said 144.68 Ac. tract bears, North 89 Deg. 10 Min. 36 Sec. East, 1504.86 ft. (call & meas.);

THENCE South 89 Deg. 10 Min. 36 Sec. West, with the South lines of said Timber Lots, and the extension thereof, at 166.74 ft. pass a 5/8 inch iron rod found on line, at 355 ft. cross EAST MUSTANG CREEK, which is the common Northern corner of said 31.18 Ac. tract and a called 17.75 Ac. tract of land conveyed to Andy L. & Joyce J. Koehn (Vol. 931, Pg. 401; O.R.), and in all, 1724.17 ft. to a point in a corner post at the base of a 28 inch Oak Tree, in the East line of F.M. HIGHWAY NO. 1160 (Tx-Dot), for the Northwest corner of said 17.75 Ac. tract, same being the **Southwest corner** hereof;

THENCE North 01 Deg. 53 Min. 19 Sec. West, with the East line of F.M. HIGHWAY NO. 1160, 1402.22 ft. to a corner post called & found for the Southwest corner of a called 461.06 Ac. tract of land conveyed to John H. Stockton (Vol. 888, Pg. 725; O.R.), same being the **Northwest corner** hereof; from which corner, a capped iron rod called & found bears, North 01 Deg. 53 Min. 19 Sec. West, 784.23 ft.;

THENCE North 88 Deg. 46 Min. 46 Sec. East (called North 88 Deg. 46 Min. 46 Sec. East), with the South line of said 461.06 Ac. tract, 1742.58 ft. to a ½ inch iron rod capped #5319, set to replace the called for ¾ inch iron pipe (searched for, but not found) for the Northwest corner of said 144.68 Ac. tract, same being the **Northeast corner** hereof; from which corner, a corner post called & found for the upper Northeast corner of said 144.68 Ac. tract bears, North 88 Deg. 46 Min. 46 Sec. East, 1888.64 ft. (called 1889.44 ft.);

THENCE South 01 Deg. 08 Min. 08 Sec. East (called South 00 Deg. 41 Min. 51 Sec. West), with the West line of said 144.68 Ac. tract, 1414.07 ft. (called 1413.93 ft.) to the PLACE OF BEGINNING and containing 56.03 Ac. of land.

NOTE: A Plat accompanies this Metes & Bounds description.

Bearings are based on the Texas Coordinate System of 1983, Texas South-Central Zone. Unless this Metes and Bounds Description (Field Note Description), including preamble, seal and signature, appears in its entirety, and in its original form, Surveyor assumes no responsibility or liability for its accuracy.

I, Robert W. Kolacny, Registered Professional Land Surveyor No. 5319, do hereby certify that the foregoing Field Note Description correctly describes results of a Survey made under my supervision on the ground, July 7, 2022.

A handwritten signature in black ink, appearing to read "Robert W. Kolacny".

Robert W. Kolacny, RPLS No. 5319

