

A 10.0 AC. TRACT OF LAND, SITUATED IN THE PARKER & PARKS LEAGUE, ABSTRACT NO. 50, WHARTON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 40 AC. TRACT OF LAND CONVEYED FROM FRANK J. PRICE, ETUX TO TOMMY L. MARTIN, ETUX IN DEED DATED AUGUST 15, 1956, RECORDED IN VOLUME 291, PAGE 539, OF THE WHARTON COUNTY DEED RECORDS; BEING ALSO THAT CERTAIN CALLED 10.0 AC. TRACT OF LAND CONVEYED FROM GEORGIE O. MARTIN TO JOHN H. JACKSON AND WIFE, DOROTHY E. JACKSON IN DEED DATED JANUARY 23, 1959, RECORDED IN VOLUME 311, PAGE 295, OF THE WHARTON COUNTY DEED RECORDS; SAID 10.0 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

FOR REFERENCE begin at a point in the center of COTTONDALE ROAD (COUNTY ROAD NO. 107) (meas. 80 ft. wide), for the Northeast corner of a called 20 Ac. tract of land conveyed to Alfred O. & Lorena Taylor (Vol. 244, Pg. 75; D.R.), same being the Southeast corner of a called 20 Ac. tract of land conveyed to H.B. Dincans (Vol. 297, Pg. 259; D.R.), and the Southeast corner of said 40 Ac. tract;

THENCE North 18 Deg. 04 Min. 15 Sec. East (called North 20 Deg. 13 Min. East), with the centerline of said COTTONDALE ROAD, same being with the East line of said 40 Ac. tract, 340.69 ft. (call & meas.) to a point for the Northeast corner of said 20 Ac. tract, same being the **Southeast** and BEGINNING corner hereof;

THENCE North 72 Deg. 34 Min. 28 Sec. West (called North 70 Deg. 27 Min. West), with the North line of said 20 Ac. tract, at 40.00 ft. pass the Northeast corner of a called 10.000 Ac. tract of land conveyed to the Veterans Land Board of the State of Texas (Vol. 815, Pg. 644; D.R.), at 40.29 ft. pass a 1 inch iron pipe called & found in the West margin of said COTTONDALE ROAD, and in all, 1278.69 ft. to a 1-½ inch iron pipe called & found in the North line of said 10.000 Ac. TXVLB tract, for the upper Southeast corner of a called 40.131 Ac. tract of land conveyed to Glenn Wyatt Ernest, etux (Vol. 904, Pg. 76; O.R.), same being the Southeast corner of a called 10 Ac. tract of land conveyed to H.B. Dincans (Vol. 299, Pg. 470; D.R.), and the **Southwest corner** hereof;

THENCE North 17 Deg. 54 Min. 11 Sec. East (called North 17 Deg. 53 Min. 12 Sec. East), with the East line of said 40.131 Ac. tract, 340.20 ft. to a ½ inch iron rod capped #5319, set in the North line of said 40 Ac. tract, for the Northeast corner of said Dincans 10 Ac. tract, same being the Southwest corner of a called 9.47 Ac. tract of land once conveyed to D.L. Boone, etux (Vol. 342, Pg. 270; D.R.), and the **Northwest corner** hereof;

THENCE South 72 Deg. 35 Min. 17 Sec. East (called South 70 Deg. 27 Min. East), at 1239.69 ft. pass a 1 inch iron pipe found in the West line of said COTTONDALE ROAD, and in all, 1279.69 ft. (called 1278.6 ft.) to a point in the center of said COTTONDALE ROAD for the Southeast corner of said 9.47 Ac. tract, same being the Northeast corner of said 40 Ac. tract, and the **Northeast corner** hereof;

THENCE South 18 Deg. 04 Min. 15 Sec. West (called South 20 Deg. 13 Min. West), with the centerline of said COTTONDALE ROAD, same being with the East line of said 40 Ac. tract, 340.51 ft. to the PLACE OF BEGINNING and containing 10.0 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, June 8, 2021.



Robert W. Kolacny, RPLS No. 5319

