

STATE OF TEXAS

COUNTY OF MASON

Field notes of an 11.92-acre tract of land, being out of a 616.51-acre tract of land conveyed from LJS Ranches, LTD to CG Land Company, LLC by Warranty Deed with Vendor's Lien dated June 1, 2021 and recorded in Volume 335, Page 300 of the Official Public Records of Mason County, Texas;

Said 11.92-acre tract is comprised of approximately 7.30-acres of the H. Meyer Survey No. 239, Abstract 674 and 4.62-acres of the H. Meyer Survey No. 238, Abstract 675, is situated in Mason County, Texas, approximately 13.50 miles east of the city of Mason, and is described by metes and bounds as follows:

Beginning at a ½" iron rod set in the west line of a 140.00-acre tract of land described as Second Tract conveyed from Edgar Stockton Laird to Mary L. Laird by Warranty Deed dated March 2, 1988 and recorded in Volume 96, Page 240 of the Deed Records of Mason County, Texas; in an east line of said 616.51-acre tract, at the southeast corner of an 11.18-acre tract of land described as Tract 18, surveyed this date, for the northeast corner of this tract; whence a ½" iron rod found at the called occupational common corner of the E. Johnson Survey No. 125, Abstract 1242, the H. Meyer Survey No. 236, Abstract 676, the F.M. Winchester Survey No. 27, Abstract 1290, and the E.G. Roszbach Survey No. 227, Abstract 811; at the northeast corner of a 360.20-acre tract of land conveyed from Donald L. Durst to Bar U Management, LLC by Special Warranty Deed dated February 15, 2008 and recorded in Volume 223, Page 277 of the Real Property Records of Mason County, Texas; at the southeast corner of a 160.00-acre tract of land conveyed to Kenneth Durst by Deed recorded in Volume 85, Page 50 of the Deed Records of Mason County, Texas; and in the west boundary of said 616.51-acre tract bears South 43°20'01" West, a distance of 4857.44 feet;

Thence South 01°46'11" East along the west line of said 140.00-acre tract, an east line of said 616.51-acre tract, and the east line of this tract, a distance of 438.97 feet to a ½" iron rod set in the west line of said 140.00-acre tract and an east line of said 616.51-acre tract, at the northeast corner of a 10.11-acre tract of land described as Tract 11, surveyed this date, for the southeast corner of this tract;

Thence North 89°46'21" West along the north line of said Tract 11, the north line of a 10.45-acre tract of land described as Tract 12, surveyed this date, and a south line of this tract, at 425.88 feet pass a ½" iron rod set at the northwest corner of said Tract 11 and the northeast corner of said Tract 12, in all a total distance of 1050.42 feet to a ½" iron rod set at the northwest corner of said Tract 12, the northerly southeast corner of a 10.21-acre tract of land described as Tract 15, surveyed this date, for the southerly southwest corner of this tract;

Thence North 01°46'11" West along the east line of said Tract 15 and the southerly west line of this tract, a distance of 342.22 feet to a ½" iron rod set at the northeast corner of said Tract 15, for an interior corner of this tract;

Thence South 88°13'49" West along the north line of said Tract 15 and a south line of this tract, a distance of 757.74 feet to a ½" iron rod set at the northwest corner of said Tract 15, the northeast corner of a 10.94-acre tract of land described as Tract 16, surveyed this date, for an angle corner of this tract;

Thence South 88°12'43" West along the north line of said Tract 16 and a south line of this tract, at 530.69 feet pass a ½" iron rod set in the southeast boundary of Hickory Grove Road, in all a total distance of 554.36 feet to a point in the approximate centerline of Hickory Grove Road, in the southeast boundary of an 80.335-acre tract of land conveyed from LJS Ranches, LTD to Stephen Kosh and Deborah Kosh by Restrictive Covenant Agreement dated December 18, 2019 and recorded in Volume 321, Page 491 of the Official Public Records of Mason County, Texas; for the northerly southwest corner of this tract;

Thence North 30°23'14" East along the approximate centerline of said Hickory Grove Road, the southeast boundary of said 80.335-acre tract, and a southwest line of this tract, a distance of 70.88 feet to a point in the approximate centerline of said Hickory Grove Road, the

southeast boundary of said 80.335-acre tract, at the southwest corner of said Tract 18, for the northwest corner of this tract;

Thence North 88°13'21" East along the south line of said Tact 18 and the north line of this tract, at 23.54 feet pass a ½" iron rod set, in all a total distance of 2324.16 feet to the point of beginning, containing 11.92-acres of land, more or less, subject to all easements of record.

*Bearing Basis hereon is Texas State Plane Coordinate System, Reference Frame North American Datum 1983 (2011) (EPOCH 2010.0000), as determined from Global Navigation Satellite System (GNSS) survey equipment by Static, Virtual Reference System (VRS) network and or Real Time Kinematic (RTK). Distances shown hereon are shown as grid Texas State Plane Coordinate System distances.*

*Set ½" iron rods are ½" rebar with surveyors cap stamped "MQI".*

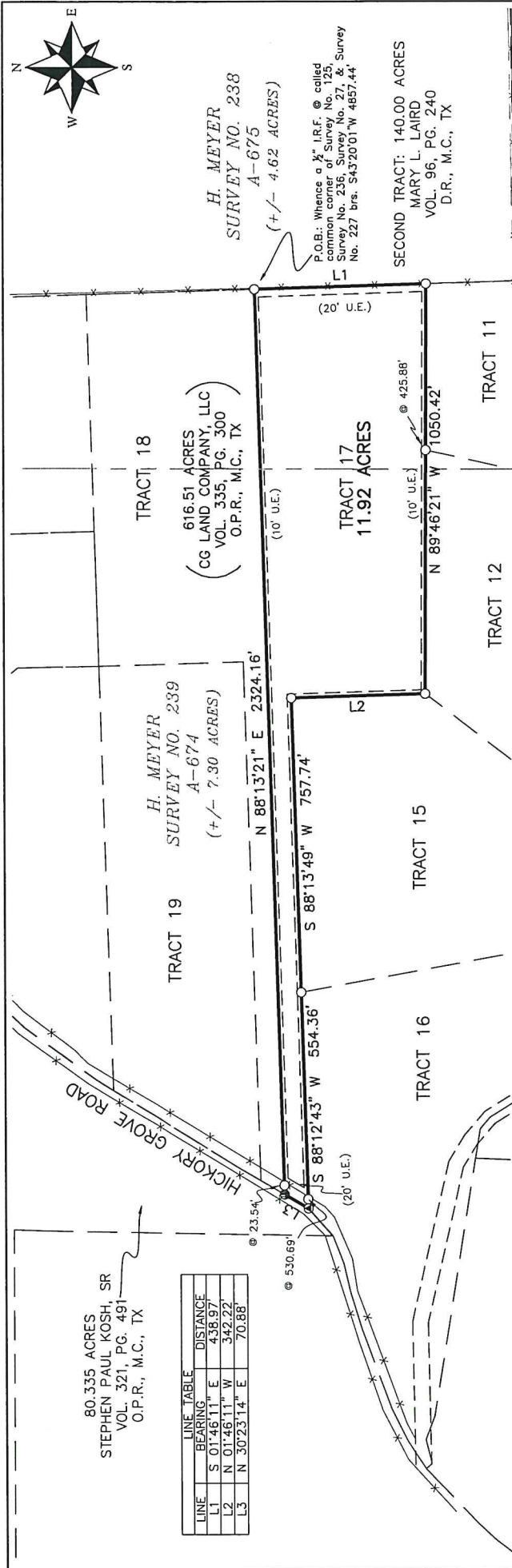
I, Jason McMillan, Registered Professional Land Surveyor of Texas, do hereby state that this description represents an actual survey made on the ground this the 2<sup>nd</sup> day of August 2021.



A handwritten signature in black ink, appearing to be "Jm", written in a cursive style.

Registered Professional Land Surveyor  
Texas Registration No. 6279

*A plat accompanies this metes and bounds description.  
Job # 21070029-17*



80.335 ACRES  
STEPHEN PAUL KOSHI, SR  
VOL. 321, PG. 491  
O.P.R., M.C., TX

LINE	BEARING	DISTANCE
L1	S 01°46'11" E	436.97'
L2	N 01°46'11" W	342.22'
L3	N 30°23'14" E	70.88'

TRACT 19  
H. MEYER  
SURVEY NO. 2389  
A-674  
(+/- 7.30 ACRES)

TRACT 18  
CG LAND COMPANY, LLC  
VOL. 335, PG. 300  
O.P.R., M.C., TX

TRACT 17  
H. MEYER  
SURVEY NO. 238  
A-675  
(+/- 4.62 ACRES)

SECOND TRACT: 140.00 ACRES  
MARY L. LAIRD  
VOL. 96, PG. 240  
D.R., M.C., TX

**BASIS OF BEARINGS.**

BEARING BASIS HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, REFERENCE FRAME NORTH AMERICAN DATUM 1983 (2011) (EPOCH 2010.0000), AS DETERMINED FROM GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) SURVEY EQUIPMENT BY STATIC, VIRTUAL REFERENCE SYSTEM (VRS) NETWORK AND OR REAL TIME KINEMATIC (RTK). DISTANCES SHOWN HEREON ARE SHOWN AS GRID TEXAS STATE PLANE COORDINATE SYSTEM DISTANCES.

I, Jason McMillan, Registered Professional Land Surveyor of Texas, do hereby state that this plat represents an actual survey made under my direction to the best of my knowledge and ability, this the 2nd day of August, 2021.



Registered Prof. Land Surveyor  
Texas Registration No. 6279

**SURVEYOR'S NOTES.**

METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS PLAT.  
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS TRACT NOT SHOWN HEREON.  
SET 1/2" IRON RODS ARE 1/2" REBAR WITH SURVEYORS CAP STAMPED "MQL".  
SUBJECT TO A CTEC ELECTRIC EASEMENT RECORDED IN VOLUME 315, PAGE 300, O.P.R., M.C., TX.

**LEGEND**

- FOUND 1/2" IRON ROD
- ⊙ PIPE FENCE CORNER POST
- ⊙ FOUND 120D NAIL
- SET 1/2" IRON ROD
- POINT
- SUBJECT PROPERTY BOUNDARY
- - - ADJACENT PROPERTY LINE EASEMENT
- - - SURVEY/ABSTRACT LINE
- - - WIRE FENCE
- - - OVERHEAD POWER LINE
- - - I.R.F. IRON ROD FOUND
- - - I.R.S. IRON ROD SET
- - - P.O.B. POINT OF BEGINNING
- - - U.E. UTILITY EASEMENT
- - - D.R., DEED RECORDS
- - - R.P.R., REAL PROPERTY RECORDS
- - - O.P.R., OFFICIAL PUBLIC RECORDS
- - - M.C., TX MASON COUNTY, TEXAS

PLAT SHOWING SURVEY OF AN 11.92 ACRE TRACT OF LAND, BEING OUT OF A 616.51 ACRE TRACT OF LAND RECORDED IN VOLUME 335, PAGE 300, OFFICIAL PUBLIC RECORDS OF MASON COUNTY, TEXAS  
SCALE 1" = 300 FEET



McMILLAN AND QUINN INC.  
LAND SURVEYING

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FIELD: BD, KS  
OFFICE: JM, BD  
JOB NO.: 21070029-17  
BUYER: CLEAR TITLES OF MASON  
GF#: