



STATE OF TEXAS
COUNTY OF COLEMAN

FIELD NOTE DESCRIPTION
56.48 ACRE TRACT OF LAND
COLEMAN COUNTY, TEXAS

FIELD NOTE DESCRIPTION of a 56.48 acre tract of land, more or less, out of and part of a called 151.07 acre tract as conveyed to Rodney Martin et ux in deed as recorded in County Clerk's Doc.#201901330, Official Public Records, Coleman County, Texas. Also being out of *J.W. FIELDS SURVEY 42* Abstract 907. Situated approx. 1 mile East of Coleman, Coleman County, Texas. Said 56.48 acre tract of land is more particularly described by metes and bounds as follows, to-wit:

POINT OF BEGINNING being a 1/2 inch iron rod found, for the Northwest corner of a called 151.07 acre tract as recorded in Volume 119, page 498-503, Official Public Records, Coleman County, Texas, for the Northeast corner of said 151.07 acre tract (Doc.#201901330, O.P.R.C.C.T.), for the South Right-of-Way line of County Road No. 136, for the North point of Basis of Bearing in note 2 below, for the Northeast corner of this tract;

THENCE S 00° 00' 04" E, with the West line of said 151.07 acre tract (V. 119, P. 498, O.P.R.C.C.T.), for the East line of said 151.07 acre tract (Doc.#201901330, O.P.R.C.C.T.), a distance of 2,869.84 feet to a 1/2 inch iron rod with cap found, for the Southwest corner of said 171.07 acre tract (V. 119, P. 498, O.P.R.C.C.T.), for the Northeast line of a called 104.27 acre tract as recorded in Volume 217, page 299, Deed Records, Coleman County, Texas, for the Southeast corner of this tract;

THENCE N 70° 01' 08" W, with the Northeast line of said 104.27 acre tract same being a Southwest line of said 151.07 acre tract (Doc.#201901330, O.P.R.C.C.T.), a distance of 981.75 feet to a 1/2 inch iron rod found, for the North corner of said 104.27 acre tract, for an inner corner of said 151.07 acre tract (Doc.#201901330, O.P.R.C.C.T.), for the Southwest corner of this tract;

THENCE N 21° 16' 12" E, crossing said 171.07 acre tract (Doc.#201901330, O.P.R.C.C.T.), at 180.61 feet pass a 5/8 inch iron rod with red cap stamped "SOLUM SURVEYING INC." set, for reference on the Southwesterly Bank of Hords Creek, in all a distance of 204.26 feet to a Point in center of said Hords Creek, for an inner corner of this tract;

THENCE with meanders of said Hords Creek, to wit:

N 73° 55' 47" E, a distance of 36.50 feet to a Point;
N 48° 03' 00" W, a distance of 61.29 feet to a Point;
N 12° 36' 17" W, a distance of 66.70 feet to a Point;
N 07° 32' 16" E, a distance of 73.00 feet to a Point;
N 24° 06' 24" E, a distance of 73.18 feet to a Point;
N 11° 22' 15" E, a distance of 24.39 feet to a Point;
N 15° 57' 04" W, a distance of 27.30 feet to a Point;
N 40° 42' 14" W, a distance of 102.63 feet to a Point;
N 16° 15' 58" W, a distance of 29.99 feet to a Point;
N 02° 13' 25" W, a distance of 86.43 feet to a Point;
N 26° 09' 19" W, a distance of 28.79 feet to a Point;
N 46° 30' 31" W, a distance of 54.09 feet to a Point;
N 61° 37' 47" W, a distance of 44.72 feet to a Point;
N 71° 15' 09" W, a distance of 99.72 feet to a Point;

N 41° 46' 56" W, a distance of 108.61 feet to a Point;
N 03° 24' 08" W, a distance of 83.76 feet to a 5/8 inch iron rod with red cap stamped "SOLUM SURVEYING INC." set, for a lower Northwest corner of this tract;

THENCE N 66° 43' 52" E, crossing said 151.07 acre tract (Doc.#201901330, O.P.R.C.C.T.), a distance of 296.06 feet to a 5/8 inch iron rod with red cap stamped "SOLUM SURVEYING INC." set, for a deflection corner of this tract;

THENCE S 75° 13' 35" E, crossing said 151.07 acre tract (Doc.#201901330, O.P.R.C.C.T.), a distance of 102.49 feet to a 5/8 inch iron rod with red cap stamped "SOLUM SURVEYING INC." set, for a deflection corner of this tract;

THENCE N 28° 00' 20" E, crossing said 151.07 acre tract (Doc.#201901330, O.P.R.C.C.T.), a distance of 207.57 feet to a 5/8 inch iron rod with red cap stamped "SOLUM SURVEYING INC." set, for a deflection corner of this tract;

THENCE N 07° 09' 39" W, along field fence, a distance of 1,131.72 feet to a Point, for a deflection corner of this tract;

THENCE N 05° 15' 32" W, crossing said 151.07 acre tract (Doc.#201901330, O.P.R.C.C.T.), a distance of 117.61 feet to 3 inch steel pipe fence corner post found, for a deflection corner of said 151.07 acre tract (Doc.#201901330, O.P.R.C.C.T.), for the South Right-of-Way line of said Co. Rd. 136, for the upper Northwest corner of this tract;

THENCE, N 86° 53' 56" E, with the common South Right-of-Way line of said Co. Rd. 136 and the North line of said 151.07 acre tract (Doc.#201901330, O.P.R.C.C.T.), a distance of 933.34 feet to the **PLACE OF BEGINNING** and containing 56.48 acres of land, more or less.

- Notes:
1. This plat may not show all crossings of pipelines or cables, Solum Surveying, Inc. assumes no responsibility to locate pipeline or cable crossings.
 2. Basis of Bearing: Observation between a 1/2 inch iron rod with cap found for the Northeast corner of a Called 151.07 acre tract as recorded in County Clerk's File No. 201901330, Official Public Records, Coleman County, Texas to a 1/2 inch iron rod with cap found for the Southeast corner of said 151.07 acre tract (Doc#201901330, O.P.R.C.C.T.) with an NAD-83 Central Zone grid bearing of S 00° 00' 04" E a distance of 2,869.84 feet (Call S 00° 00' 00" E ~2,869.80 feet).
 3. Survey date: September 23, 2019.

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the Metes and Bounds Description was prepared from an actual survey of the property made under my supervision on the ground, and that the corner monuments described were either found or placed under my supervision. This the 03rd day of October, 2019.

Jose R. Lopez



Jose R. Lopez, RPLS No. 6054
Solum Surveying, Inc.