

## BUSHONG LAND SURVEYING

Land Surveying Across The Lone Star State

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### **DESCRIPTION OF TRACT 90, FAIRVIEW RANCH, REAL COUNTY, TEXAS.**

Being 37.18 acres of land, all of Tract 90 (37.23 ac.), Fairview Ranch, according to the plat thereof recorded in Volume 1, Page 88 of the Plat Records of Real County, Texas. The said 37.18 acre tract also being the same tract of land described in a deed from The Prospect Company to Henry D. Lampert dated November 19, 1990 and recorded in Volume 91, Page 796 of the Deed Records of Real County, Texas. The said 37.18 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron stake found next to a 2-way fence corner post marking the west corner of Tract 81 (20.43 ac.), said Fairview Ranch, and a reentrant corner of said Tract 90, from which a 5/8" iron stake found at the base of a 2-way fence corner post marking the south corner of said Tract 81 bears S 49° 03' E, 900.95 feet;

THENCES 49° 03' E (basis of bearings - GPS readings) along or near fence with the common line between said Tracts 81 and 90 a distance of 186.33 feet to a set 1/2" iron stake marking the lower northeast corner of said Tract 90 and northwest corner of Tract 93 (31.05 ac.), said Fairview Ranch;

THENCE S 4° 35' W with the common line between said Tracts 90 and 93, unfenced, a distance of 416.26 feet to a found 1/2" iron stake marking the southeast corner of said Tract 90 and northeast corner of Tract 92 (20.04 ac.), said Fairview Ranch;

THENCE N 61° 52' W with the common line between said Tracts 90 and 92, unfenced, a distance of 1033.78 feet to a 1/2" iron stake found in fence marking the southwest corner of said Tract 90, northwest corner of said Tract 92, and north corner of Tract 91 (20.01 ac.), said Fairview Ranch;

THENCE N 4° 59' E along or near fence with the west line of said Tract 90 and an east line of a certain 553.49 acre tract (Vol. 107, Pg. 234 RPR) a distance of 925.09 feet to a 2-way fence corner post marking the northwest corner of said Tract 90 and a reentrant corner of said 553.49 acre tract;

THENCE S 89° 35' E along or near fence with the north line of said Tract 90 and a south line of said 553.49 acre tract a distance of 1956.14 feet to a point in the west right-of-way line of Texas State Highway No. 41 marking the upper northeast corner of said Tract 90, from which a 2-way fence corner post bears N 52° 17' W, 3.74 feet;

THENCE S 48° 28' E with the west right-of-way line of said highway and upper east line of said Tract 90 a distance of 210.51 feet to a 5/8" iron stake found next to a 3-way fence corner post marking the most easterly corner of said Tract 90 and north corner of said Tract 81, from which a 5/8" iron stake found next to a 3-way fence corner post marking the east corner of said Tract 81 bears S 48° 49' E, 323.78 feet;

THENCE S 62° 40' W along or near fence with the common line between said Tracts 81 and 90 a distance of 1564.43 feet to the place of BEGINNING.

THE STATE OF TEXAS  
COUNTY OF KIMBLE

I, Benge L. Bushong, a registered professional land surveyor, on the basis of my knowledge, information, and belief, hereby certify that as a result of a survey made on the ground under

my supervision to the normal standards of care of professional land surveyors in Texas, this is an accurate representation of the property shown hereon.

*B. Bushong*  
Benge L. Bushong  
R.P.L.S. No. 5690  
Firm# 10055200  
April 19, 2018  
Job #3279

