



## METES AND BOUNDS DESCRIPTION

STATE OF TEXAS  
COUNTY OF ROBERTSON

Being a 50.00 acre tract of land out of the J. Viesca Survey, Abstract No. 46, Robertson County, Texas, and being out of and a part of that certain called 95.00 acre tract of land described to Michael Britt Lively, Jr. and wife, Joshelyn Adams Lively, recorded in Volume 1281, Page 292 of the Official Records of Robertson County, Texas, and being out of and a part of that certain called 5.00 acre tract of land described to Michael Britt Lively, Jr. and wife, Joshelyn Adams Lively, recorded in Volume 1279, Page 431 of the Official Records of Robertson County, Texas, said 50.00 acres being more particularly described by metes and bounds as follows;

**BEGINNING** at a 3/4 inch iron rod found at the south corner of the above mentioned 95.00 acre tract, same being the west corner of a called 105.49 acre tract of land described to Pamela Sue Stawnicz-Rekieta, (1082/96), located in the northeast Right of Way (ROW) of Farm to Market Road No. 2446, for the south corner of this;

**THENCE** along the southwest line of said 95.00 acre tract and said 5.00 acre tract, with the northeast ROW of said road, the following courses and distances:

- N 35°27'10" W a distance of 217.43 feet to a 1/2 inch iron rod with red cap marked "6064" found at an angle point,
- N 29°37'11" W a distance of 100.08 feet to a 5/8 inch iron rod found at an angle point,
- N 35°27'38" W a distance of 300.11 feet to a 5/8 inch iron rod found at an angle point,
- N 41°05'43" W a distance of 33.68 feet to a 1/2 inch iron rod with red cap marked "6064" found at an angle point,
- N 41°17'14" W a distance of 50.36 feet to a 1/2 inch iron rod with red cap marked "6064" found at the southwest corner of said 5.00 acre tract, being a southeasterly corner of said 95.00 acre tract, for the west corner of this,

**THENCE** departing said road along the northwest lines of said 5.00 acre tract, and crossing said 95.00 acre tract the following courses and distances:

N 54°33'49" W a distance of 710.15 feet to a 1/2 inch iron rod with red cap marked "6064" found for an angle point of this,  
N 35°26'10" E a distance of 241.35 feet to a 1/2 inch iron rod with red cap marked "6064", found for an angle point of this,  
N 54°33'50" E a distance of 395.15 feet to a 1/2 inch iron rod with red cap marked "6064", found at the north corner of said 5.00 acre tract, for an angle point of this, and  
N 54°35'07" E crossing said 95.00 acre tract, a distance of 1426.13 feet to a 1/2 inch iron with yellow cap marked "TLS 6410" set on the northeast line of said 95.00 acre tract, located on the southwest line of a called 208.52 acre tract to David Aggieland Home LLC, (1306/709, 1371/639), for the north corner of this;

**THENCE** along the northeast line of said 95.00 acre tract, common boundary with said 208.52 acre tract, S 34°05'34" E a distance of 924.62 feet to a 1/2 inch iron rod with yellow cap marked "TLS 6410" set at the east corner of said 95.00 acre tract, same being the southeast corner of said 208.52 acre tract, located on the northwest line of said 105.96 acre tract, for the east corner of this;

**THENCE** along the southeast line of said 95.00 acre tract, common boundary with said 105.49 acre tract and generally with a fence S 54°10'19" W a distance of 2511.31 feet to the **POINT OF BEGINNING**.

All bearings and distances are based on the State Plane Coordinate System, Texas Central Zone, NAD 1983.

This description to accompany a plat of like date representing an on the ground survey supervised by me Tyler Tumlinson, Registered Professional Land Surveyor.

September 3, 2020



Tyler Tumlinson  
RPLS No. 6410  
Firm #10193858  
02316 TRACT 2

