

STATE OF TEXAS
COUNTY OF DEWITT

FIELD NOTES FOR 44.43 ACRES OF LAND

BEING 44.43 ACRES OF LAND OUT OF THE J. D. CLEMENTS LEAGUE, ABSTRACT NO. 10 DEWITT COUNTY, TEXAS AND BEING THE LAND DESCRIBED IN A CONVEYANCE TO LYMAN B. JAMES AND WIFE, MARY L. LYMAN IN THE DEED OF RECORD IN VOLUME 311, PAGE 210 OF THE OFFICAL PUBLIC RECORDS OF DEWITT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a set ½” rebar with a “Pollok & Sons” cap within the right-of-way of County Road 205 for the northwesterly corner of the Boysen Five LTD land as described in Document 138490 of the Official Public Records of Dewitt County, Texas and the northeasterly corner of this tract;

THENCE South 03° 25’ 36” West, with the common line of said Boysen Five, LTD land and passing a set ½” rebar with a “Pollok & Sons” cap on the occupied southerly right-of-way of said County Road 205 at 14.25 feet, in all a distance of 1250.00 feet to a 6” corner post for the northeasterly corner of the Keith and Lois Boysen Family, LTD land as described in Document 105818 of the Official Public Records of Dewitt County, Texas and the southeasterly corner of this tract;

THENCE North 85° 59’ 57” West, with the common line of said Keith and Lois Boysen Family, LTD land, a distance of 1698.25 feet to a 10” corner post for the southeasterly corner of the James Patrick Kelley Jr. et ux land as described in Volume 277, Page 820 of the Deed Records of Dewitt County, Texas and the southwesterly corner of this tract;

THENCE North 09° 34’ 47” East, with the common line of said Kelly land, a distance of 1018.70 feet to a set ½” rebar with a “Pollok & Sons” cap for the southwesterly corner of the William J. Landers land as described in Volume 353, Page 841 of the Deed Records of Dewitt County, Texas and the lower northwesterly corner of this tract;

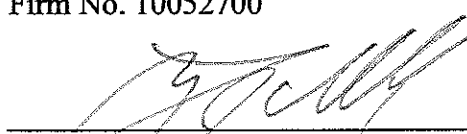
THENCE with the common line of said Landers land as follows:
South 86° 26’ 12” East, a distance of 428.39 feet to a set ½” rebar with a “Pollok & Sons” cap;
North 03° 33’ 48” East, passing a set ½” rebar with a “Pollok & Sons” cap on the occupied southerly right-of-way of the aforementioned County Road 205 for the northeasterly corner of said Landers land at 208.71 feet, in all a distance of 222.20 feet to a set ½” rebar with a “Pollok & Sons” cap within the right-of-way of County Road 205 for the upper northwesterly corner of this tract;

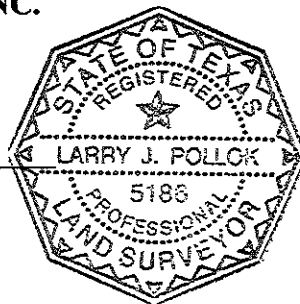
THENCE South 86° 31’ 17” East, with said right-of-way of County Road 205, a distance of 1160.35 feet to the **POINT OF BEGINNING** and containing 44.43 acres of land as shown on a plat that accompanies this description.

The bearing system is based on NAD83, Texas South Central.

POLLOK & SONS SURVEYING, INC.

Firm No. 10052700


Larry J. Pollok, RPLS #5186
July 5, 2022



Refer. 22-0391