



**FIELD NOTES DESCRIPTION  
OF A  
56.66 ACRE TRACT  
ELISHA DAVIS JACKSON LEAGUE SURVEY, ABSTRACT 64  
WASHINGTON COUNTY, TEXAS**

**A FIELD NOTES DESCRIPTION OF 56.66 ACRES IN THE ELISHA DAVIS JACKSON LEAGUE SURVEY, ABSTRACT 64, IN WASHINGTON COUNTY, TEXAS, BEING PART OF A CALLED 28.817 ACRE TRACT OF LAND AND PART OF THE REMAINDER OF A CALLED 98.350 ACRE TRACT OF LAND, BOTH DESCRIBED IN A DEED TO OODLES OVER, LLC., RECORDED IN VOLUME 1853, PAGE 690 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS (ORWCT); SAID 56.66 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 3/8 inch iron rod found in the northeast line of a called 19.97 acre tract, described in a deed to Michael M. Patton and Stephanie C. Patton in Volume 1439, Page 565 (ORWCT), being the southwest corner of a called 2.813 acre tract described in a deed to Ernest Breedlove in Volume 353, Page 921 of The Deed Records of Washington County, Texas (DRWCT), same being the northwest corner of said 28.817 acre tract;

**THENCE**, with the north line of said 28.817 acre tract, same being the south lines of said 2.813 acre tract and a called 7.097 acre tract described in a deed to George Roberson, Sr., in Volume 497, Page 417 (DRWCT), **N 78° 37' 19" E**, passing an 'X'-tie fence corner post found at a distance of 336.00 feet, being the south common corner of said 2.813 acre tract and said 7.097 acre tract, continuing on for a total distance of **1,073.77 feet** to a 5/8 inch iron rod found for the northernmost corner of said 28.817 acre tract, being in the south line of said 7.097 acre tract, same being the northwest corner of a called 4.21 acre tract described in a deed to Glenna Faye Kelly in Volume 1850, Page 144 (ORWCT);

**THENCE**, with the common line of said 28.8137 acre tract and said 4.21 acre tract, **S 21° 55' 44" E**, a distance of **240.81 feet** to a 5/8 inch iron rod found for an interior corner in said 28.817 acre tract, same being the southwest corner of said 4.21 acre tract;

**THENCE**, severing said 28.817 acre tract and said remaining 98.350 acre tract for the following two (2) courses and distances:

- 1) **S 14° 28' 54" E**, a distance of **599.85 feet** to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set;
- 2) **S 18° 28' 37" E**, a distance of **1,066.58 feet** to a 1 inch iron pipe found for an interior corner in said remaining 98.350 acre tract, being the northwest corner of the remainder of a called 26 acre tract, described in a deed to Chivers Whiting in Volume 201, Page 263 (DRWCT);

**THENCE**, with the common line of said remaining 98.350 acre tract and said Chivers tract, **S 13° 53' 58" E**, a distance of **325.39 feet** to a 1/2 inch iron rod found in the west line of said Chivers tract, being in the southeasternmost line of said 98.350 acre tract, same being the northeast corner of a called 3.250 acre tract described in a deed to Steven Westmoreland and Kelley Westmoreland in Volume 1866, Page 333 (ORWCT);

**THENCE**, with the northwest and southwest lines of said Westmoreland tract for the following two (2) courses and distances:

- 1) **S 72° 17' 42" W**, a distance of **196.03 feet** to a 1/2 inch iron rod found;
- 2) **S 13° 34' 08" E**, a distance of **691.30 feet** to a 1/2 inch iron rod found in the northwest line of Wellman Road (a county maintained public road, appears to be prescriptive in nature), same being in the south line of said remaining 98.350 acre tract;

**THENCE**, with the north line of said Wellman Road, same being the south line of said remaining 98.350 acre tract, **S 72° 17' 24" W**, a distance of **100.01 feet** to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set in said common line;

**THENCE**, severing said remaining 98.350 acre tract for the following two (2) courses and distances:

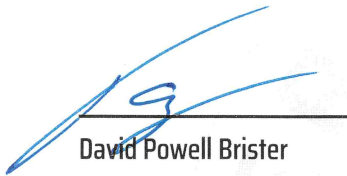
- 1) **N 13° 34' 08" W**, a distance of **691.30 feet** to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set;
- 2) **S 72° 17' 45" W**, a distance of **732.03 feet** to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set in the east line of a called 15.000 acre tract described in a deed to Chappell Hill R15304 Irrevocable Spendthrift Trust in Volume 1881, Page 450 (ORWCT), same being in the southwest line of said remaining 98.350 acre tract, from which a 3/8 inch iron rod found bears **S 17° 35' 03" E**, a distance of 30.19 feet;

**THENCE**, with the southwest line of said remaining 98.350 acre tract, same being the northeast lines of said Chapell Hill tract and the remainder of a called 105.983 acre tract described in a deed to F. W. Wellmann, Jr., in Volume 352, Page 939 (DRWCT) for the following three (3) courses and distances:

- 1) **N 17° 35' 03" W**, a distance of **540.11 feet** to a 12 inch treated fence corner post found, being the east common corner of said Chappell Hill tract and said Wellmann tract;
- 2) **N 17° 14' 16" W**, a distance of **921.73 feet** to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set;
- 3) **N 20° 44' 29" W**, a distance of **505.84 feet** to an 8 inch treated fence corner post found in the southwest line of said 28.817 acre tract, same being the east common corner of said Wellmann tract and said Patton tract;

THENCE, with the common line of said 28.817 acre tract and said Patton tract, **N 17° 22' 34" W**, a distance of **381.60 feet** to the **POINT OF BEGINNING** and containing **56.66 acres of land**, more or less.

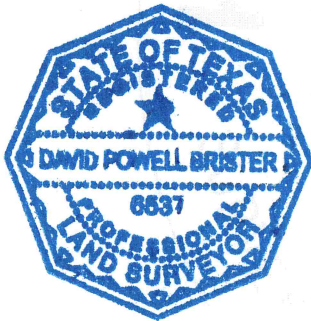
Surveyed on the ground April 2024 under my supervision. See plat prepared April 2024 for other information. The bearing basis for this survey is based on the Texas State Plane Coordinate System of 1983 (NAD83), Central Zone, Grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not grid areas) divide by a combined scale factor of 1.00005728600290 (calculated using GEOID12B). Reference drawing: 24-088-56.662 ACRES. Revised on 4/30/2024 to correct survey and abstract name.



6/4/24

David Powell Brister

Registered Professional Land Surveyor No. 6537



# KERR SURVEYING

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