

DESCRIPTION

TRACT ONE:

BEING 2.210 acres of land situated within the J.A. DePena Eleven League Grant, Abstract No. 43, Milam and Bell Counties, Texas, being out of and part of that called 132 1/3 acre tract of land described in a deed to Leland Jungmann, Jr., et ux recorded in Volume 2481, Page 2481, Page 566 of the Deed Records of Bell County, Texas, being more particularly described as follows:

BEGINNING at a 1" rebar rod (control monument) found for a common corner between said 132 1/3 acre tract, a called 95 acre tract of land described in a deed to Cheryl Bell recorded in Volume 1075, Page 735 of the Official Public Records of Milam County, Texas, and a called 123 acre tract of land described in a deed to William Alvin Lesikar recorded in Volume 430, Page 401 of the Deed Records of Milam County, Texas;

THENCE North 73°32'54" West, 40.00' to a 1/2" rebar rod set with cap stamped "STATE 28" for reference; from which a 1/2" rebar rod set with cap stamped "STATE 28" for a common corner between said 132 1/3 acre tract and 95 acre tract bears N 73°32'54" W, 1209.03';

THENCE over and across said 132 1/3 acre tract and along the West and North lines of this described tract the following courses and distances:

North 17°36'00" East, 1110.77' to a 1/2" rebar rod set with cap stamped "STATE 28" for the Northwest corner of this described tract;

South 73°32'54" East, at 1305.78' passing a 1/2" rebar rod set with cap stamped "STATE 28" for reference; from which a 1/2" rebar rod (control monument) found for reference bears N 17°36'01" E, 700.98'; thence continuing along the same course for a total distance of 1336.38' to a point for the Northeast corner of this described tract, said point being located in the East line of

said 132 1/3 acre tract and in the approximate center of County Road No. 117;

THENCE South 16°59'24" West, 40.00' along the approximate center of said County Road No. 117 and along the East line of said 132 1/3 acre tract, same being the East line of this described tract to a point for a common corner between said 132 1/3 acre tract and 123 acre tract, from which a 1/2" rebar rod (control monument) found for reference bears N 73°32'54" W, 31.03';

THENCE along the common line between said 132 1/3 acre tract and 123 acre tract the following courses and distances:

North 73°32'54" West, 1296.80' to a 1/2" rebar rod set with cap stamped "STATE 28" for corner;

South 17°36'00" West, 1070.77' to the PLACE OF BEGINNING and containing 2.210 acres of land, of which 0.028 acres of land are situated within County Road No. 117.

Bearings, distances, and acreage are grid, NAD83 State Plane Coordinate System, Texas Central Zone 4203.

TRACT TWO:

BEING 97.040 acres of land situated within the J.A. DePena Eleven League Grant, Abstract No. 43, Milam and Bell Counties, Texas, being that called 95 acre tract of and described in a deed to Cheryl Bell recorded in Volume 1075, Page 735 of the Official Public Records of Milam County, Texas (O.P.R.M.C.T.), being more particularly described as follows:

BEGINNING at a 1" rebar rod (control monument) found for a common corner between said 95 acre tract, a called 132 1/3 acre tract of land described in a deed to Leland Jungmann, Jr., et ux recorded in Volume 2481, Page 2481, Page 566 of the Deed Records of Bell County, Texas (D.R.B.C.T.), and a called 123 acre tract of land described in a deed to William Alvin Lesikar recorded in Volume 430, Page 401 of the Deed Records of Milam County, Texas;

THENCE South 17°09'26" West, along the common line between said 95 acre tract and 123 acre tract, at 2471.89' passing a 9' Elm Tree found for reference, at 2639.80' passing the North line of a called 115.09 acre tract of land described in a deed to Robert W. Joseph, et ux recorded in Volume 845, Page 780 of said O.P.R.M.C.T., from which a 4" cedar post (control monument) found for an angle corner of said 115.09 acre tract bears S 74°00'18" E, 69.77'; thence continuing along the same course, at 2882.86' passing a 1/2" rebar rod set with cap stamped "STATE 28" for reference; thence continuing along the same course for a total distance of 2905.92' to a point for a common corner between said 95 acre tract and 123 acre tract, said point being located in the approximate center of South Elm Creek;

THENCE over and across said 115.09 acre tract and along the approximate center of South Elm Creek and along the South line of said 95 acre tract the following courses and distances:

North 83°41'13" West, 53.48' to a point for corner;

South 85°53'23" West, 61.45' to a point for corner;

South 69°39'00" West, 39.24' to a point for corner;

South 35°22'59" West, 72.71' to a point for corner;

South 48°29'08" West, at 16.83' passing an angle corner of said 115.09 acre tract, from which a 1/2" rebar rod with cap stamped "RPLS 4748" (control monument) found for an angle corner of said 115.09 acre tract bears N 39°48'11" W, 116.87' and a 12" Elm Tree (control monument) found for an angle corner of said 115.09 acre tract bears N 39°48'11" W, 116.87' and N 01°19'23" W, 330.98'; thence continuing along the same course for a total distance of 61.83' to a point for corner;

THENCE along the approximate center of South Elm Creek and along the common line between said 95 acre tract, 115.09 acre tract, and a called 39.71 acre tract of land described in a deed to Jeddiah Clinton Chandler, et ux recorded in Instrument No. 2021-1658 of said

O.P.R.M.C.T., the following courses and distances:

South 36°07'00" West, 37.27' to a point for corner;

South 26°40'19" West, 55.55' to a point for corner;

North 87°52'51" West, 42.26' to a point for corner;

North 50°42'48" West, 28.28' to a point for corner;

North 83°39'56" West, 59.97' to a point for corner;

South 39°17'32" West, 57.69' to a point for corner;

South 12°18'15" West, 35.88' to a point for corner;

South 57°28'07" East, 68.84' to a point for corner;

North 84°44'29" East, 46.71' to a point for corner;

South 54°46'53" East, 37.46' to a point for corner;

South 33°03'03" East, 36.81' to a point for corner;

South 31°34'51" West, 73.77' to a point for corner;

South 42°57'33" West, 86.86' to a point for corner;

South 54°17'19" West, 123.47' to a point for corner;

South 74°33'54" West, 60.79' to a point for corner;

North 79°56'44" West, 100.67' to a point for corner;

North 30°29'35" West, 84.27' to a point for corner;

North 18°48'21" West, 85.42' to a point for corner;

North 44°08'37" West, 107.98' to a point for corner;

North 72°10'56" West, 61.27' to a point for corner;

North 84°22'35" West, 118.29' to a point for corner;

North 73°29'55" West, 70.67' to a point for corner;

South 65°09'11" West, 63.26' to a point for corner;

South 57°49'44" West, 94.45' to a point for corner;

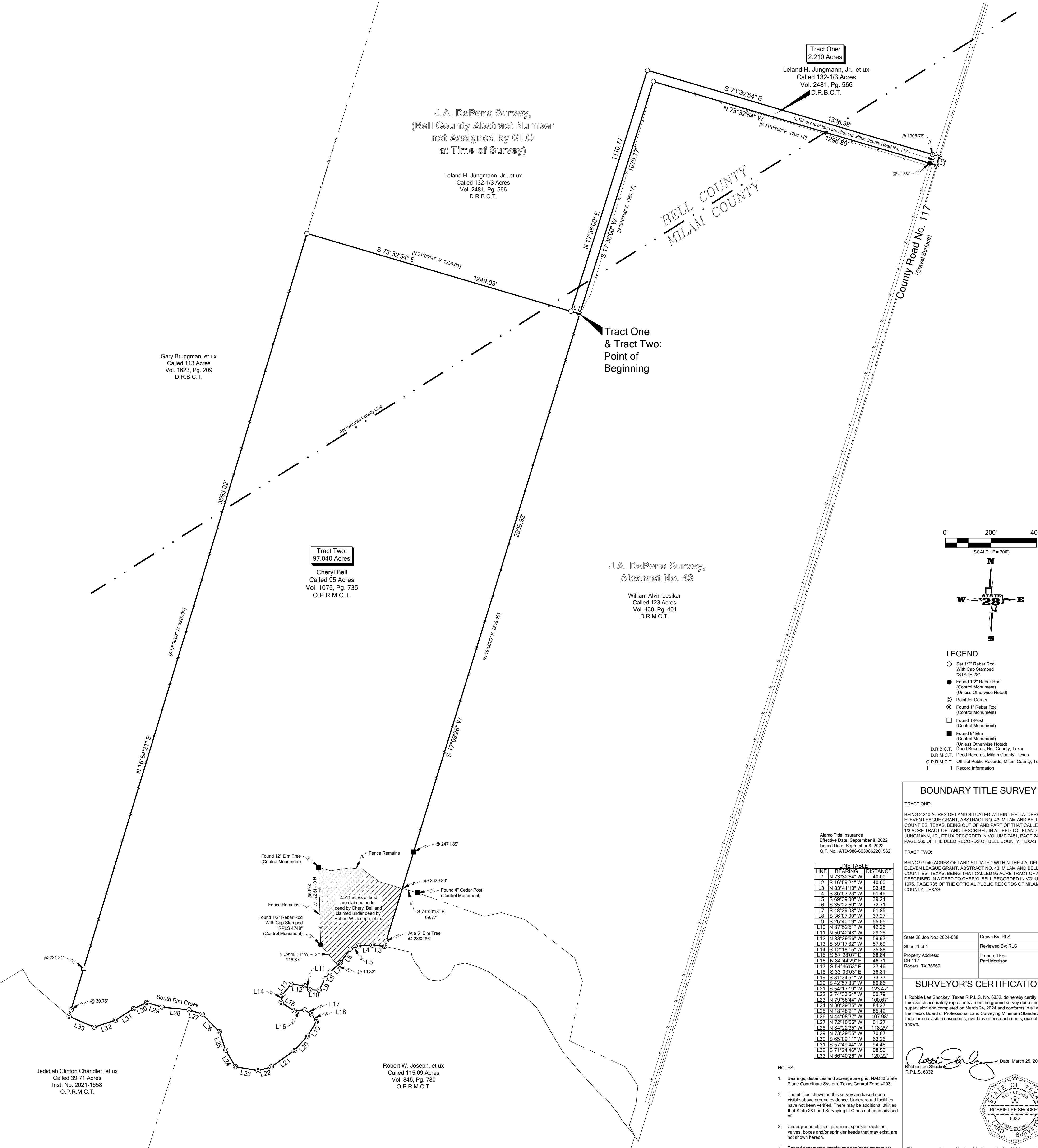
South 71°24'46" West, 98.56' to a point for corner;

North 66°40'26" West, 120.22' to a point for a common corner between said 95 acre tract, 39.71 acre tract, and a called 113 acre tract of land described in a deed to Gary Bruggman, et ux recorded in Volume 1623, Page 209 of said D.R.B.C.T., from which a 1/2" rebar rod set with cap stamped "STATE 28" for reference bears N 16°54'21" E, 30.75' and a T-Post found for reference bears N 16°54'21" E, 221.31';

THENCE North 16°54'21" East, 3593.02' along the common line between said 95 acre tract and 113 acre tract to a 1/2" rebar rod set with cap stamped "STATE 28" for a common corner between said 95 acre tract and a 132 1/3 acre tract;

THENCE South 73°32'54" East, 1249.03' along the common line between said 95 acre tract and 132 1/3 acre tract to the PLACE OF BEGINNING and containing 97.040 acres of land.

Bearings, distances, and acreage are grid, NAD83 State Plane Coordinate System, Texas Central Zone 4203.



0' 200' 400'
(SCALE: 1" = 200')

N
STATE 28
W
E
S
N

LEGEND

- Set 1/2" Rebar Rod With Cap Stamped "STATE 28"
- Found 1/2" Rebar Rod (Control Monument) (Unless Otherwise Noted)
- ⊙ Point for Corner
- ⊙ Found 1" Rebar Rod (Control Monument)
- ⊙ Found 1" Rebar Rod (Control Monument)
- ⊙ Found 9" Elm (Control Monument) (Unless Otherwise Noted)

D.R.B.C.T. = Deed Records, Bell County, Texas
D.R.M.C.T. = Deed Records, Milam County, Texas
O.P.R.M.C.T. = Official Public Records, Milam County, Texas
[] Record Information

BOUNDARY TITLE SURVEY

TRACT ONE:

BEING 2.210 ACRES OF LAND SITUATED WITHIN THE J.A. DEPENA ELEVEN LEAGUE GRANT, ABSTRACT NO. 43, MILAM AND BELL COUNTIES, TEXAS, BEING OUT OF AND PART OF THAT CALLED 132 1/3 ACRE TRACT OF LAND DESCRIBED IN A DEED TO LELAND JUNGSMANN, JR., ET UX RECORDED IN VOLUME 2481, PAGE 2481, PAGE 566 OF THE DEED RECORDS OF BELL COUNTY, TEXAS.

TRACT TWO:

BEING 97.040 ACRES OF LAND SITUATED WITHIN THE J.A. DEPENA ELEVEN LEAGUE GRANT, ABSTRACT NO. 43, MILAM AND BELL COUNTIES, TEXAS, BEING THAT CALLED 95 ACRE TRACT OF AND DESCRIBED IN A DEED TO CHERYL BELL RECORDED IN VOLUME 1075, PAGE 735 OF THE OFFICIAL PUBLIC RECORDS OF MILAM COUNTY, TEXAS.

Alamo Title Insurance
Effective Date: September 8, 2022
Issued Date: September 8, 2022
G.F. No.: ATD-986-6039862201562

State 28 Job No.: 2024-038
Sheet 1 of 1
Property Address: CR 117, Rogers, TX 76569

Drawn By: RLS
Reviewed By: RLS
Prepared For: Pam Morrison

SURVEYOR'S CERTIFICATION

I, Robbie Lee Shockey, Texas R.F.L.S. No. 6332, do hereby certify that this sketch accurately represents an on the ground survey done under my supervision and completed on March 24, 2024 and conforms in all ways to the Texas Board of Professional Land Surveying Minimum Standards, and there are no visible easements, overlaps or encroachments, except as shown.

Robbie Lee Shockey
R.F.L.S. 6332
Date: March 25, 2024

STATE OF TEXAS
ROBBIE LEE SHOCKEY
6332
LAND SURVEYOR

This survey may only be used for the original transaction for which it was created. Digital or photocopy reproductions of this survey may not be used for subsequent transactions. This survey is only valid with the presence of a raised impression seal.

STATE LAND SURVEYING LLC
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TRP.LS.FIRM.NO.: 101845.15

