

STATE OF TEXAS:
COUNTY OF BROWN:

FIELD NOTE DESCRIPTION
3639 CO. RD. 171
49.15 ACRE TRACT
BROWN COUNTY, TEXAS

FIELD NOTE DESCRIPTION of a 49.15 tract of land, more or less, being part of a called 50.75 acre tract (Measured 50.76 Acres) as conveyed by Warranty Deed with Vendor's Lien dated December 21, 2007 from John O. Geer & Melinda J. Geer to Juan J. Mendoza & wf. Clara C. Mendoza as recorded in Volume 1687, page 299, Real Property Records, Brown County, Texas. Also being out of and part of GUSTAVUS BUNSON Survey 66 Abstract 93. Situated approx. 3.5 miles Southwest of Bangs, Brown County, Texas. Said 49.15 acre tract of land is more particularly described by metes and bounds as follows:

POINT OF BEGINNING being a 3 inch steel post (Control Monument) found, for a Southeast corner of County Road 171 Right-of-Way line, for an inner of said 50.75 acre tract, for Northeast corner of a 1.61 acre tract, this day surveyed, for an upper Southwest corner of this tract, from whence a 5/8 inch iron rod with red cap stamped "SOLUM SURVEYING INC" set, for a lower Northwest corner of said 50.75 acre tract bears S 88° 24' 56" W a distance of 165.36 feet;

THENCE N 01° 10' 07" W, (Deed Call N 01° 10' 07" W ~ 807.31' - V. 1687, P. 299, R.P.R.B.C.T.) with the East Right-of-Way line of said Co. Rd. 171, for the upper West line of said 50.75 acre tract, a distance of 807.56 feet to a 5/8 inch iron rod with red cap stamped "SOLUM SURVEYING INC" set, for the Southwest corner of a called 2.0 acre tract as recorded in Document #2304480, Official Public Records, Brown County, Texas further described in Volume 832, page 108, Deed Records, Brown County, Texas, for the upper Northwest corner of said 50.75 acre tract, for the Northwest corner of this tract, from whence a 3/8 inch iron rod found, taken for the Northwest corner of said 2.0 acre tract bears N 01° 10' 07" W a distance of 207.49 feet;

THENCE N 88° 37' 46" E, (Adjoiner/Deed Call S 89° 35' 18" W [V. 154, P. 151, O.P.R.B.C.T.] ~ 2,199.3' [V. 1017, P. 126, O.P.R.B.C.T.]) with the South line of a called 39 acre tract known as the FURNTEES LANDS SUBDIVISION consisting of several out of said 39 acre tract, for the North line of said 50.75 acre tract, a distance of 2,617.06 feet to a 1/2 inch iron rod with yellow cap stamped "DON KING 3896" (Control Monument) found, for a deflection corner of a called 140.69 acre tract as recorded in Volume 151, page 534, Official Public Records, Brown County, Texas, for the Southeast corner of said 39 acre tract, for the Northeast corner of said 50.75 acre tract, for the Northeast corner of this tract;

THENCE S 01° 46' 49" E, (Adjoiner/Deed Call N 01° 46' 57" W ~ 844.59' - V. 151, P. 534, O.P.R.B.C.T.) with a West line of said 140.69 acre tract, for the East line of said 50.75 acre tract, a distance of 816.28 feet to a 1/2 inch iron rod with yellow cap stamped "DON KING 3896" (Control Monument) found, as referenced in said 140.69 acre tract, for the Northeast corner of a called 182.33 acre tract as recorded in Document #2105959, Official Public Records, Brown County, Texas, taken for the Southeast corner of said 50.75 acre tract, for the East point of Basis of Bearing in Note 1 below, for the Southeast corner of this tract;

THENCE S 88° 37' 34" W, (Adjoiner/Deed Call N 88° 37' 34" E ~ 2,252.45' - Doc. #2105959, O.P.R.B.C.T. [Basis of Bearing]) with upper North line of said 182.33 acre tract, for the upper South line of said 50.75 acre tract, at 1.8 feet pass a disturbed concrete monument found, for the called Southeast corner of said 50.75 acre tract, in all a distance of 2,252.04 feet to a 3 inch steel fence corner post (Control Monument) found, for a deflection corner of said 182.33 acre tract, for a deflection corner of said 50.75 acre tract, for the West point of Basis of Bearing in Note 1 below, for a deflection corner of this tract;

THENCE S 87° 44' 34" W, (Adjoiner/Deed Call N 87° 44' 34" E ~ 370.06' – Doc. #2105959, O.P.R.B.C.T.) continuing with upper North line of said 182.33 acre tract, for the upper South line of said 50.75 acre tract, a distance of 370.42 feet to a 3/8 inch iron rod (Control Monument) found, for a lower Northeast corner of said 1.61 acre tract, for an inner corner of said 50.75 acre tract, for a lower Southwest corner of this tract;

THENCE N 14° 12' 34" W, crossing said 50.75 acre tract, a distance of 14.93 feet to the **POINT OF BEGINNING**, and containing 49.15 acres of land, more or less.

- Notes:
1. Basis of Bearing: GPS observation between a 1/2 inch iron rod with yellow cap stamped "DON KING 3896" found for the Northeast corner of a called 182.33 acre tract as recorded in Document #2105959, Official Public Records, Brown County, Texas to a 3 inch steel fence corner post found, for a deflection corner of said 182.33 acre tract as recorded in (Doc. #2105959, O.P.R.B.C.T.) with a NAD-83 Texas Central Zone 4203 Grid bearing of S 88° 37' 34" W a distance of 2,252.04 feet (Deed Call N 88° 37' 34" E ~ 2,252.45 feet).
 2. This Metes and Bounds Description accompany the survey sketch prepared by and dated by same.
 3. There are 1,048 square feet of fence encroachment as shown on accompanying map.
 4. Survey date: November 11, 2023.

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the Metes and Bounds Description was prepared from an actual survey of the property made under my supervision on the ground, and that the corner monuments described were either found or placed under my supervision. This the 21st day of November, 2023.

Jose R. Lopez



Jose R. Lopez, RPLS No. 6054
Solum Surveying, Inc.