



ROBERT KOLACNY AND ASSOCIATES, LLC

RPLS#5319

FIRM#010700



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A 5.56 AC. TRACT OF LAND, SITUATED IN THE J. HEARD LEAGUE, ABSTRACT NO. 28, JACKSON COUNTY, TEXAS, BEING A PORTION OF LOT NUMBER TWENTY-SEVEN (27), OF THE CLINTON S. WOOLFOLK'S SUBDIVISION OF THE ALLEN PASTURE, AS PER PLAT THEREOF, RECORDED IN SLIDE: 2B, OF THE PLAT CABINET RECORDS OF JACKSON COUNTY, TEXAS; BEING ALSO A PORTION OF THAT CERTAIN CALLED 120 AC. TRACT OF LAND CONVEYED FROM MRS. HELEN PAGEL PELT, ETAL TO LOUIS D. PAGEL, ETUX IN DEED DATED APRIL, 1953, RECORDED IN VOLUME 226, PAGE 512, OF THE JACKSON COUNTY DEED RECORDS; SAID 5.56 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod called & found at the intersection of the common line between said HEARD LG. and the JESSE WHITE LEAGUE, ABSTRACT NO. 82, and the West line of F.M. HIGHWAY NO. 1593 (Tx-Dot), for the Northeast corner of a called 3.78 Ac. tract of land conveyed to Blake E. Woodring (Vol. 381, Pg. 187; O.R.), same being the called common Eastern corner of Lots Nos. 12 & 27, of said Clinton S. Woolfolk's Subdivision of the Allen Pasture, the Southeast corner of said 120 Ac. tract, and the **Southeast corner** hereof;

THENCE South 86 Deg. 18 Min. 01 Sec. West (called West), with the common line between said HEARD & WHITE LGS., same being with the common line between said Lots Nos. 12 & 27, and with the South line of said 120 Ac. tract, 1123.88 ft. to a 2 inch iron pipe with cap stamped "U.S. Dept. of Interior Bureau of Reclamation" called & found for the Northeast corner of a called 94.2 Ac. tract of land conveyed to United States of America (Vol. 486, Pg. 112; D.R.), same being the Southeast corner of a called 95.3 Ac. tract of land conveyed to United States of America (Vol. 494, Pg. 524; D.R.), the Northwest corner of a called 52.02 Ac. tract of land conveyed to Peter Strauss (Vol. 366, Pg. 982; O.R.), and the **Southwest corner** hereof;

THENCE North 17 Deg. 21 Min. 50 Sec. East, 339.69 ft. (called North 21 Deg. 03 Min. East, 339.5 ft.) to a 2 inch iron pipe with cap stamped "U.S. Dept. of Interior Bureau of Reclamation" called & found for an interior corner of said 95.3 Ac. tract, same being the **Northwest corner** hereof;

THENCE South 67 Deg. 20 Min. 49 Sec. East, 510.94 ft. (called South 63 Deg. 37 Min. East, 510.8 ft.) to a 2 inch iron pipe with cap stamped "U.S. Dept. of Interior Bureau of Reclamation" called & found for a corner of said 95.3 Ac. tract, same being an **interior corner** hereof;

THENCE North 46 Deg. 57 Min. 37 Sec. East, 228.37 ft. (called North 50 Deg. 37 Min. East, 229 ft.) to a 2 inch iron pipe with cap stamped "U.S. Dept. of Interior Bureau of Reclamation" called & found for an angle point in the South line of said 95.3 Ac. tract, same being an **angle point** hereof;

THENCE North 37 Deg. 37 Min. 17 Sec. East (called North 41 Deg. 08 Min. East), with the South line of said 95.3 Ac. tract, 126.60 ft. to a 2 inch iron pipe with cap stamped "U.S. Dept. of Interior Bureau of Reclamation" called & found for the Southwest corner of a called 0.078 Ac. tract of land conveyed to United States of America (Vol. 540, Pg. 428; D.R.), same being a **corner** hereof;

THENCE North 86 Deg. 06 Min. 00 Sec. East, 102.97 ft. (called East, 102.82 ft.) to a 2 inch iron pipe with cap stamped "U.S. Dept. of Interior Bureau of Reclamation" called & found for the Southeast corner of said 0.078 Ac. tract, same being a **corner** hereof;

THENCE South 38 Deg. 16 Min. 46 Sec. East (called South 34 Deg. 34 Min. East), 142.63 ft. to a 2 inch iron pipe with cap stamped "U.S. Dept. of Interior Bureau of Reclamation" called & found for a corner of said 95.3 Ac. tract, same being an **interior corner** hereof;

THENCE North 88 Deg. 08 Min. 45 Sec. East, 101.85 ft. (called South 87 Deg. 59 Min. East, 121.3 ft.) to a 2 inch iron pipe with cap stamped "U.S. Dept. of Interior Bureau of Reclamation" called & found in the West line of said F.M. HIGHWAY NO. 1593, for the Southeast corner of said 95.3 Ac. tract, same being the **Northeast corner** hereof;

THENCE South 03 Deg. 09 Min. 34 Sec. East, with the West line of said F.M. HIGHWAY NO. 1593, 209.69 ft. to the **PLACE OF BEGINNING** and containing 5.56 Ac. of land.

NOTE: Bearings are based on the Texas Coordinate System of 1983, Texas South-Central Zone.

NOTE: A Plat accompanies this Metes & Bounds description.

I, Robert W. Kolacny, Registered Professional Land Surveyor No. 5319, do hereby certify that the foregoing Field Note Description correctly describes results of a Survey made under my supervision on the ground, August 16, 2018.

Robert W. Kolacny, RPLS No. 5319



- Registered Professional Land Surveyors -
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