



ROBERT KOLACNY AND ASSOCIATES, LLC

RPLS#5319

FIRM#010700



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A 6.87 AC. TRACT OF LAND, SITUATED IN THE J. HEARD LEAGUE, ABSTRACT NO. 28, JACKSON COUNTY, TEXAS, BEING A PORTION OF LOTS NUMBERS ELEVEN (11), AND 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 6.87 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 2 inch iron pipe with cap stamped "U.S. Dept. of Interior Bureau of Reclamation" called & found in the South line of a called 12.07 Ac. tract of land conveyed to United States of America (Vol. 468, Pg. 58; D.R.), for the upper Northeast corner of a called 95.3 Ac. tract of land conveyed to United States of America (Vol. 494, Pg. 524; D.R.), same being the **Northwest** and **BEGINNING** corner hereof;

THENCE South 88 Deg. 44 Min. 17 Sec. East (called South 86 Deg. 30 Min. 30 Sec. East), at 908.34 ft. pass the Southeast corner of said 12.07 Ac. tract, same being the Southwest corner of a called 0.075 Ac. tract of land conveyed to United States of America, and the Northwest corner of a tract of land conveyed back to Louis D. Pagel, etux (Vol. 572, Pg. 1074; D.R.), and in all, 1002.96 ft. to a concrete monument for an interior corner of said 0.075 Ac. tract, same being the **upper Northeast corner** hereof, and the upper Northeast corner of said tract conveyed back to Louis D. Pagel, etux;

THENCE South 43 Deg. 22 Min. 17 Sec. East, 73.72 ft. (South 41 Deg. 08 Min. 30 Sec. East, 73.72 ft.) to a ½ inch iron rod capped #5319, set in the West line of F.M. HIGHWAY NO. 1593 (Tx-Dot), for the Southeast corner of said 0.075 Ac. tract, same being the **lower Northeast corner** hereof, and the lower Northeast corner of said tract conveyed back to Louis D. Pagel, etux;

THENCE South 01 Deg. 21 Min. 56 Sec. East, with the West line of said HIGHWAY, 235.15 ft. to a ½ inch iron rod capped #5319, set for the lower Northeast corner of said 95.3 Ac. tract, same being the Southeast corner of said tract conveyed back to Louis D. Pagel, etux, and the **Southeast corner** hereof;

THENCE North 88 Deg. 13 Min. 11 Sec. West (called North 85 Deg. 56 Min. West), at 145.45 ft. (called 145.2 ft.) pass a 2 inch iron pipe with cap stamped "U.S. Dept. of Interior Bureau of Reclamation" called & found for the Southwest corner of said tract conveyed back to Louis D. Pagel, etux, and in all, 1076.00 ft. (called 1074.8 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 **Southwest corner** hereof;

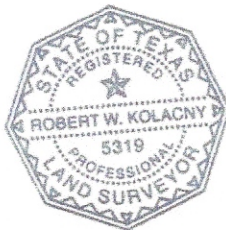
THENCE North 03 Deg. 24 Min. 42 Sec. East, 277.83 ft. (called North 05 Deg. 42 Min. East, 277.5 ft.) to the **PLACE OF BEGINNING** and containing 6.87 Ac. of land.

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



Lot 11

call 12.07 Ac
United States of America
469250.D.R.

State Highway No. 111 (TX - DOT)

Lot 10

call 0.075 Ac
United States of America

P.O.B.

Find 2" I.P. w/ Cap stamped
"U.S. Dept. of Interior
Bureau of Reclamation"

S 89°44'17" E 1002.96'

(Lot 11)
(Lot 27)

6.87 Ac.

N 03°24'42" E 277.83'

Find 2" I.P. w/ Cap stamped
"U.S. Dept. of Interior
Bureau of Reclamation"

930.55'

N 88°13'11" W 1076.00'

Find 2" I.P. w/ Cap stamped
"U.S. Dept. of Interior
Bureau of Reclamation"

145.45'

Set 1/2" I.R.
Capped #5319

S 01°21'56" E 235.15'

F.M. Highway No. 1593 (TX - DOT)

Capitol
Monument
Set 1/2" I.R.
Capped #5319

Louis D. Pagel, aux
5721074.D.R.

Public Boat
Ramp

Lot 27

SURVEY PLAT

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

I, Robert W. Kolacny, Registered Professional Land Surveyor No. 5319, do hereby certify that the foregoing Plat correctly describes results of a Survey made under my supervision on the ground, August 9, 2018.



FILE: Page 6.87 Ac.dwg
PROJECT: W\GIS\info\Urban\Crossroads\18\fig6
C:\PROJ\2018\fig6.dwg
BY: P.W.

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Scale: 1" = 100'



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