



6113 SARATOGA BLVD. SUITE F, #335 - (361) 208-4284
TEXAS LICENSED SURVEYING FIRM 10194009
THE INTERSECTION OF QUALITY AND EFFICIENCY

19.914 ACRE TRACT 1 Field Notes Description

Being out of the A. Kelso League, Abstract 368, Colorado County, Texas, also being that same land described in Warranty Deed dated April 4, 2025 and recorded in Volume 1091, Page 151 of the Official Records of Colorado County, Texas.

Being more fully described by metes and bounds as follows:

COMMENCING: at a 5/8" iron rod with cap "RPLS 6368", (Y = 13,804,031.52, X = 2,709,622.92), set at the northwest corner of a 60.00 acre tract described in Volume 189, Page 329 of the Deed Records of Colorado County, Texas, and in the south line of a 34.82 acre tract conveyed to Ronald Mills et al, for the northeast corner of a 19.914 acre, Tract 3, dually surveyed this day;

THENCE: S 87°42'14" W - 222.36 feet along the south line of said 34.82 acre tract and the north line of said 19.914 acre, Tract 3, to a 5/8" iron rod found, being the southwest corner of said 34.82 acre tract, same being the southeast corner of a 2.06 acre tract conveyed to Jennifer Brunner Hoelscher in Volume 952, Page 647 of the Official Records of Colorado County, Texas, for an angle corner of said 19.914 acre, Tract 3;

THENCE: S 86°15'56" W - 50.07 feet along the south line of said 2.06 acre tract and the north line of said 19.914 acre, Tract 3, to a 1/2" iron rod found, being the southwest corner of said 2.06 acre tract, same being the southeast corner of a 41.65 acre tract conveyed to Aderibigbe Sabitu in Volume 772, Page 167 of the Official Records of Colorado County, Texas, for an angle corner of said 19.914 acre, Tract 3;

THENCE: S 87°45'34" W - 140.21 feet along the south line of said 41.65 acre tract and the north line of said 19.914 acre, Tract 3, to a 5/8" iron rod with cap stamped "RPLS 6368" set, being the northeast corner of a 19.914 acre, Tract 2, dually surveyed this day, for the northwest corner of said 19.914 acre, Tract 3;

THENCE: S 87°45'34" W - 412.72 feet along the south line of said 41.65 acre tract and the north line of said 19.914 acre, Tract 2, to a 5/8" iron rod with cap stamped "RPLS 6368" set, being the northwest corner of said 19.914 acre, Tract 2, for the **POINT OF BEGINNING** and the northeast corner of this herein described tract;

THENCE: S 01°25'47" E - 2102.51 feet along the west line of said 19.914 acre, Tract 2, and the east line of this herein described tract, to a 5/8" iron rod with cap stamped "RPLS 6368" set in the north line of a 77.73 acre tract conveyed to Douglas and Sandra Pesak in Volume 771, Page 410 of the Deed Records of Colorado County, Texas, being the southwest corner of said 19.914 acre, Tract 2, for the southeast corner of this herein described tract;

THENCE: S 87°41'54" W - 57.96 feet along the north line of said 77.73 acre tract and the south line of this herein described tract, to a found nail, being an angle corner of said 77.73 acre tract, for an angle corner of this herein described tract;

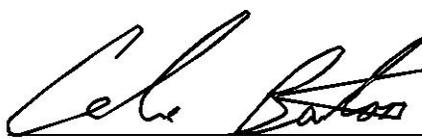
THENCE: S 87°50'59" W - 350.53 feet along the north line of said 77.73 acre tract and the south line of this herein described tract, to a 5/8" iron rod with cap stamped "RPLS 6368" set, being the southeast corner of a 60.00 acre tract conveyed to Jennifer Charlotte Hoelscher in Volume 616, Page 59 of the Official Records of Colorado County, Texas, for the southwest corner of this herein described tract;

THENCE: N 01°39'26" W - 2101.92 feet along the east line of said 60.00 acre tract and the west line of this herein described tract, to a 5/8" iron rod with cap stamped "RPLS 6368" set in the south line of said 41.65 acre tract, being the northeast corner of said 60.00 acre tract, for the northwest corner of this herein described tract, from which a found 1/2" iron rod found bears S 87°45'34" W – 54.95 feet;

THENCE: N 87°45'34" E - 416.85 feet along the south line of said 41.65 acre tract and the north line of this herein described tract, to the **POINT OF BEGINNING**, containing within these metes and bounds a 19.914 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "**59.74 ACRE DIVISION**," accompanies this document. This Field Notes Description constitutes a legal document, and, unless it appears in its entirety, in its original form, including preamble, seal and signature, surveyor assumes no responsibility or liability for its correctness. It is strongly recommended, for the continuity of future surveys, that this document be incorporated in *all* future conveyances, *without any revisions or deletions*. This description and the accompanying Survey Plat were prepared from record data furnished by the client and was done without the benefit of a Title Report. Surveyor has made no investigation or search for easements or other matters of record that a Title Report would disclose and this survey does not represent a warranty of title or a guarantee of ownership.

July 1, 2025
Job No. 2506001
DJ/CB



COLE E. BARTON
R.P.L.S. No. 6368

