

249.906 ACRES, 2ND TRACT  
NANCY ST. EBELING TRUST ET AL  
VOL. 171, PG. 582  
R.P.R., M.C., TX

217.807 ACRES, TRACT II  
KENETH W. VAN RICE ESQ.  
VOL. 141, PG. 529  
R.P.R., M.C., TX

109.437 ACRES  
MASON DEER HUNTING, LLC  
VOL. 284, PG. 427  
R.P.R., M.C., TX

52.728 ACRES  
MASON DEER HUNTING, LLC  
VOL. 286, PG. 492  
O.P.R., M.C., TX

555.79 ACRES  
4P MASON RANCHES, LLC  
VOL. 300, PG. 367  
O.P.R., M.C., TX

H. L. PETERS  
SURVEY NO. 188  
A-743

337.7 ACRES  
LORI LEFESTE SLOCUM  
VOL. 290, PG. 100  
O.P.R., M.C., TX

ISAAC D. HAMILTON  
A-440

215.95 ACRES

M. MUNKER  
SURVEY NO. 214  
A-673

WILLEDA BEA  
448 ACRES  
VOL. 35, PG. 475  
D.R., M.C., TX

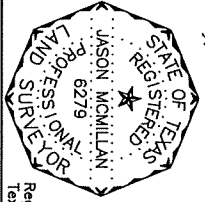
115.01 ACRES  
JUST SURVEYED

W.M. C. FRANCIS  
SURVEY NO. 229  
A-378

DORRIS OSBURN  
314.5 ACRES TRACTS  
2ND, 3RD, AND 4TH  
VOL. 30, PG. 85  
D.R., M.C., TX

Line #	Length	Direction
L1	741.75'	S 201°42'1" E
L2	232.13'	S 22°01'56" E
L3	318.83'	S 19°43'12" E
L4	405.87'	S 18°46'06" E
L5	517.02'	S 87°28'04" W
L6	170.56'	S 79°01'35" W
L7	230.12'	S 76°50'10" W
L8	1016.50'	S 70°25'02" W
L9	245.39'	S 147°4'19" W
L10	357.30'	N 01°32'47" W
L11	12.62'	N 04°06'33" W
L12	748.59'	N 01°49'38" W
L13	540.86'	N 00°06'54" E
L14	588.63'	N 00°06'03" W
L15	171.97'	N 83°14'20" E

Job # 171223b



Registered Prof. Land Surveyor  
Texas Registration No. 6279

I, Jason McMillan, Registered Professional Land Surveyor of Texas, do hereby state that this plat represents an actual survey made under my direction to the best of my knowledge and ability, this the 7th day of January, 2018.

Bearing Basis hereon is Texas State Plane Coordinate System, Reference Frame North American Datum 1983 (2011) (EPOCH 2010.0000), as determined from Global Navigation Satellite System (GNSS) survey equipment by Static, Virtual Reference System (VRS) network, and or Red Time Kinematic (RTK).  
Distances shown hereon are shown as grid Texas State Plane Coordinate System distances.

- LEGEND**
- SET 1/2" IRON ROD W/ CAP
  - STAMPED "PLS 6279"
  - FOUND 1/2" IRON ROD
  - FOUND 1/2" IRON PIPE
  - FOUND PIPE FENCE POST
  - △ FOUND CEDAR FENCE POST
  - FOUND WOOD FENCE POST
  - POINT IN FENCE LINE
  - SUBJECT PROPERTY BOUNDARY
  - MEE FENCE
  - APPROXIMATE POWER LINE
  - LAND SURVEY LINE
  - ⊗ WATER WELL

PLAT SHOWING SURVEY  
OF A 215.95 ACRE TRACT  
OUT OF THE  
M. MUNKER SURVEY NO. 214  
AND THE  
W.M. C. FRANCIS SURVEY NO. 229,  
ABSTRACT 318,  
MASON COUNTY, TEXAS.  
SCALE 1" = 500 FEET

**MC MILLAN AND QUINN, INC.**  
FIRM NO. 10145301  
PO BOX 1285  
MASON, TEXAS  
PHONE: (325) 218-0063  
EMAIL: jason@mqib.com

Copyright 2017 All Rights Reserved

## STATE OF TEXAS

## COUNTY OF MASON

Field notes of a 215.95-acre tract of land, being out of a 448-acre tract of land conveyed from Brucene Norton, et al to Willeda Rea by Partition Deed dated December 14, 1972 and recorded in Volume 55, Page 475 of the Deed Records of Mason County, Texas;

Said 215.95-acre tract is comprised of approximately 2.68-acres of the Wm C. Francis Survey No. 229, Abstract 318 and 213.27-acres of the M. Munker Survey No. 214, Abstract 673, is situated in Mason County, Texas, approximately 11.5 miles east of the city of Mason, and is described by metes and bounds as follows:

Beginning at a ½" iron rod found in the west line of Mas-O-Llan Road, at the southeast corner of a 52.78-acre tract of land conveyed from Willeda Rae to Mason Deer Hunting, LLC by Warranty Deed dated November 10, 2015 and recorded in Volume 286, Page 462 of the Official Public Records of Mason County, Texas; for the northeast corner of this tract;

Thence in a southeasterly direction along the west line of said Mas-O-Llan Road and the east line of this tract as follows:

South 20°14'21" East, a distance of 741.75 feet to a point,

South 22°01'56" East, a distance of 232.13 feet to a point,

South 19°43'12" East, a distance of 318.83 feet to a point, and

South 18°46'06" East, a distance of 405.87 feet to a cedar fence corner post found in the east line of said 448-acre tract, at the northeast corner of a 115.01-acre tract of land just surveyed, for the easterly southeast corner of this tract;

Thence in a generally southwesterly direction across said 488-acre tract, along the north boundary of said 115.01-acre tract, and the south boundary of this tract as follows:

South 87°28'04" West, a distance of 517.02 feet to a cedar fence post,

South 79°01'35" West, a distance of 170.56 feet to a pipe gate post,

South 76°50'10" West, a distance of 230.12 feet to a wood gate post,

South 70°25'02" West, a distance of 1016.50 feet to a ½" iron rod with surveyor's cap stamped "RPLS 6279" set for corner, and

South 14°14'19" West, a distance of 245.39 feet to a 3" pipe fence corner post found at the northeast corner of a 337.7-acre tract of land conveyed from Marian Leifeste to Lori Leifeste Slocum by Gift Deed dated April 8, 2016 and recorded in Volume 290, Page 100 of the Official Public Records of Mason County, Texas; at the northwest corner of said 115.01-acre tract, for an interior corner of said 448-acre tract and an angle corner of this tract;

Thence North 89°54'49" West along the north line of said 337.7-acre tract, the westerly south line of said 448-acre tract and continuing along the south boundary of this tract, a distance of 2831.15 feet to a ½" iron rod found at the southeast corner of a 555.78-acre tract of land conveyed from the Estate of Bill Ham to 4P Mason Ranches, LLC by Warranty Deed With Vendor's Lien dated May 26, 2017 and recorded in Volume 300, Page 367 of the Official Public Records of Mason County, Texas; for the westerly southwest corner of said 448-acre tract and the southwest corner of this tract;

Thence in a northerly direction along the east line of said 555.78-acre tract, the westerly west line of said 448-acre tract, and the west line of this tract as follows:

North 01°32'47" West, a distance of 357.30 feet to a 3/8" iron rod found at a southerly gate post,

North 04°06'33" West, a distance of 12.62 feet to a 3/8" iron rod found at a northerly gate post,

North 01°49'38" West, a distance of 748.59 feet to a ½" iron rod found,

North 00°06'54" East, a distance of 540.86 feet to a 3/8" iron rod found, and

North 00°06'03" West, a distance of 588.63 feet to a 1/2" iron pipe found in the south line of a 249.906-acre tract of land described as 2<sup>nd</sup> Tract in Warranty Deed dated July 30, 2002 and recorded in Volume 171, Page 582 of the Real Property Records of Mason County, Texas; at the northeast corner of said 555.78-acre tract, for a northwest corner of said 448-acre tract and the northwest corner of this tract;

Thence North 83°14'20" East along the south line of said 249.906-acre tract, a north line of said 448-acre tract, and the north line of this tract, a distance of 171.97 feet to a 1/2" iron pipe found at the southeast corner of said 249.906-acre tract, the southwest corner of a 217.607-acre tract of land described as Tract II in Partition Deed between Kenneth Wayne Meyer and Linda Sue Gann dated July 6, 2007 and recorded in Volume 217, Page 529 of the Real Property Records of Mason County, Texas; for an angle corner of this tract; whence a 4" pipe fence corner post at the occupied fence corner bears North 15°33'33" West, a distance of 9.51 feet;

Thence South 89°37'26" East along the south line of said 217.607-acre tract, continuing along a north line of said 448-acre tract and the north line of this tract, a distance of 1639.47 feet to a 1/2" iron rod found at the southeast corner of said 217.607-acre tract and the southwest corner of a 109.437-acre tract of land conveyed from Michael T. Weir and Darla A. Weir to Mason Deer Hunting, LLC by General Warranty Deed With Assumption dated July 24, 2015 and recorded in Volume 284, Page 427 of the Real Property Records of Mason County, Texas; for an angle corner of this tract;

Thence North 89°30'26" East along the south line of said 109.437-acre tract, and continuing along a north line of said 448-acre tract and the north line of this tract, a distance of 768.17 feet to a 4" pipe fence corner post found at the southeast corner of said 109.437-acre tract, the southwest corner of said 52.78-acre tract, for an angle corner of said 448-acre tract and an angle corner of this tract;

Thence North 89°30'26" East along the south line of said 52.78-acre tract, and continuing along the north line of this tract, a distance of 1631.46 feet to the point of beginning, containing 215.95-acres of land, more or less, subject to all easements of record.

Bearings in this description are based on a GPS Survey, Texas Coordinate System of 1983, Central Zone.

I, Jason McMillan, Registered Professional Land Surveyor of Texas, do hereby state that this description represents an actual survey made on the ground this the 7<sup>th</sup> day of January 2018.



Registered Professional Land Surveyor  
Texas Registration No. 6279

*A plat accompanies this metes and bounds description.  
Job # 171223b*