

**SurTex Land Surveying, Inc.**

Professional Land Surveyors

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C. H. MCGAUGHEY, JR., RPLS

**FIELD NOTES FOR BERNARD H. MASK**

Levi Cole Survey, Abstract No. 108

Shelby County, Texas

**Tract No. 1**

All that certain lot, tract or parcel of land, part of the Levi Cole Survey, Abstract No. 108, Shelby County, Texas, being part of that certain called 57 acre tract described in a deed to Bernard Mast from S.H. Sanders on October 31, 1942 and recorded in Volume 222, Page 580, also being described in a deed to D. O. Mask and B. M. Bittick from S. H. Sanders, and recorded in Volume 202, Page 239 of the Official Public Records of Shelby County, Texas and being more completely described as follows, to-wit:

**COMMENCING** at a ½" iron rod (found) for the Southeast corner of the Bernard H. Mask 98.558 acre tract described in Volume 747, Page 46, in the South line of the Levi Cole Survey, Abstract No. 108, the North line of the Samuel Todd Survey, Abstract No. 728 ;

**THENCE** North 89 deg. 51 min. 08 sec. West with the South lines of the said 98.558 acre and Cole Survey, the North line of said Todd Survey, at 443.77 ft. passing a concrete monument found and continuing for a total distance of 607.43 ft. to a ½" iron rod found for the Southwest corner of said 98.558 acre tract, the Southeast corner of the above mentioned 57 acre tract and the **PLACE OF BEGINNING**:

**THENCE** North 89 deg. 51 min. 08 sec. West with the South line of the said 98.558 acre and Cole Survey, the North line of said Todd Survey, at 1796.31 ft. passing a ½" iron rod set (for reference) and continuing for a total distance of 1887.16 ft. to a corner in the centerline of a branch, for the Southwest corner of said 57 acre tract;

**THENCE** with the centerline of said branch and West line of said 57 acre tract as follow:

North 16 deg.51 min. 32 sec. West, a distance of 39.93 ft.  
North 49 deg. 10 min. 52 sec. East, a distance of 32.87 ft.  
North 74 deg. 06 min. 06 sec. West, a distance of 75.32 ft.  
North 13 deg. 31 min. 16 sec. East, a distance of 68.69 ft.  
North 25 deg. 35 min. 49 sec. East, a distance of 96.05 ft.  
North 02 deg. 45 min. 31 sec. West, a distance of 117.51 ft.  
North 08 deg. 18 min. 42 sec. East, a distance of 132.12 ft.  
North 40 deg. 16 min. 44 sec. East, a distance of 34.50 ft.  
South 67 deg. 09 min. 10 sec. East, a distance of 37.44 ft.  
North 30 deg. 56 min. 25 sec. West, a distance of 89.95 ft.  
North 55 deg. 37 min. 41 sec. West, a distance of 52.24 ft.  
North 08 deg. 19 min. 28 sec. West, a distance of 42.83 ft.  
North 88 deg. 06 min. 54 sec. West, a distance of 26.85 ft.  
North 07 deg. 00 min. 03 sec. East, a distance of 51.15 ft.  
North 48 deg. 53 min. 25 sec. East, a distance of 38.95 ft.  
South 88 deg. 18 min. 09 sec. East, a distance of 23.88 ft.  
North 04 deg. 05 min. 11 sec. East, a distance of 69.42 ft.  
South 75 deg. 01 min. 02 sec. West, a distance of 46.97 ft.  
North 09 deg. 57 min. 11 sec. West, a distance of 42.59 ft.

North 56 deg. 31 min. 21 sec. West, a distance of 21.93 ft. to an intersection of the south bank of Brady creek and the centerline of said branch;

**THENCE** North 37 deg. 01 min. 12 sec. East, with the centerline of said Brady Creek, a distance of 8.86 ft. to a corner in the centerline of said creek that is North 89 deg. 51 min. 08 sec. West – 20.00 ft. from a ½” iron rod set (for reference);

**THENCE** South 89 deg. 51 min. 08 sec. East, across said 57 acre tract, at 20.00 ft. passing said ½” iron rod set (for reference), at 1497.96 ft. passing a ½” iron rod set (for reference), and continuing for a total distance of 1517.96 ft. to a corner in the centerline of a branch;

**THENCE** with the centerline of said branch and East line of said 57 acre tract, the West line of said 98.558 acre tract as follow:

South 21 deg. 56 min. 27 sec. East, a distance of 17.92 ft.

South 02 deg. 11 min. 33 sec. East, a distance of 58.28 ft.

South 03 deg. 43 min. 48 sec. East, a distance of 101.68 ft.

South 08 deg. 50 min. 29 sec. West, a distance of 98.39 ft.

South 13 deg. 21 min. 35 sec. East, a distance of 106.49 ft.

South 22 deg. 21 min. 09 sec. East, a distance of 76.26 ft.

South 42 deg. 19 min. 33 sec. East, a distance of 85.97 ft.

South 53 deg. 29 min 24 sec. East, a distance of 47.88 ft.

South 69 deg. 15 min. 22 sec. East, a distance of 76.76 ft.

South 49 deg. 07 min. 41 sec. East, a distance of 55.35 ft.

South 65 deg. 55 min. 10 sec. East, a distance of 67.69 ft.

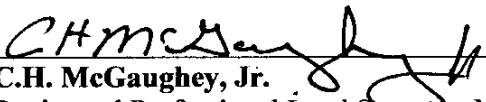
North 74 deg. 15 min. 50 sec. East, a distance of 26.25 ft. to a corner in centerline of said branch from which a ½” iron rod found in the root of a beech tree bears North 41 deg. 28 min. 50 sec. West – 2.46 ft.;

**THENCE** South 18 deg. 48 min. 34 sec. East continuing with said East line of said 57 acre tract, the West line of said 98.558 acre tract, distance of 226.84 ft. to the **PLACE OF BEGINNING** and containing 31.045 acres of land.

Bearings oriented to the South line of 98.558 acre tract described in Volume 747, Page 46 of the Official Public Records of Shelby County, Texas.

I, C.H McGAUGHEY, JR., Registered Professional Land Surveyor No. 5536, do hereby certify that the above field notes were prepared from an actual survey made on the ground under my direction and supervision.

GIVEN UNDER MY HAND AND SEAL, this the 11TH day of October, 2011.

  
C.H. McGaughey, Jr.  
Registered Professional Land Surveyor No. 5536  
11-006a



# **SurTex Land Surveying, Inc.**

Professional Land Surveyors

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## **FIELD NOTES FOR BERNARD H. MASK**

Levi Cole Survey, Abstract No. 108

Shelby County, Texas

### **Tract No. 2**

All that certain lot, tract or parcel of land, part of the Levi Cole Survey, Abstract No. 108, Shelby County, Texas, being part of that certain called 98.558 acre tract described in a deed to Bernard Mast from Loyce DeLoney on December 30, 1992 and recorded in Volume 747, Page 46 of the Official Public Records of Shelby County, Texas and being more completely described as follows, to-wit:

**BEGINNING** at a ½" iron rod for the Southeast corner of the above mentioned 98.558 acre tract, in the South line of the Levi Cole Survey, Abstract No. 108, the North line of the Samuel Todd Survey, Abstract No. 728;

**THENCE** North 89 deg. 51 min. 08 sec. West with the South lines of the said 98.558 acre tract and said Cole Survey, the North line of said Todd Survey, at 444.10 ft. passing a concrete monument and continuing for a total distance of 607.51 ft. to a ½" iron rod for the Southwest corner of same, the Southeast corner of the Bernard Mask 57 acre tract described in Volume 222, Page 580;

**THENCE** North 18 deg. 48 min. 34 sec. West with East line of said 57 acre tract, the West line of said 98.558 acre tract, distance of 226.82 ft. to ½" iron rod for corner, in the centerline of a branch;

**THENCE** with the centerline of said branch and East line of said 57 acre tract, the West line of said 98.558 acre tract as follow:

South 74 deg. 34 min. 33 sec. West, a distance of 30.16 ft.  
North 68 deg. 09 min. 10 sec. West, a distance of 55.65 ft.  
North 43 deg. 08 min. 24 sec. West, a distance of 59.86 ft.  
North 88 deg. 00 min. 33 sec. West, a distance of 37.80 ft.  
North 43 deg. 26 min. 22 sec. West, a distance of 38.91 ft.  
North 86 deg. 29 min. 10 sec. West, a distance of 34.52 ft.  
North 40 deg. 22 min. 36 sec. West, a distance of 39.96 ft.  
North 58 deg. 48 min. 39 sec. West, a distance of 42.76 ft.  
North 13 deg. 06 min. 31 sec. West, a distance of 36.40 ft.  
North 41 deg. 43 min. 44 sec. West, a distance of 43.24 ft.  
North 12 deg. 56 min. 11 sec. West, a distance of 52.00 ft.  
North 37 deg. 16 min. 31 sec. West, a distance of 31.56 ft.  
North 01 deg. 08 min. 53 sec. West, a distance of 25.96 ft.  
North 34 deg. 03 min. 39 sec. West, a distance of 23.06 ft.  
North 25 deg. 32 min. 29 sec. East, a distance of 30.44 ft.  
North 29 deg. 16 min. 51 sec. West, a distance of 27.12 ft.

North 78 deg. 55 min. 48 sec. East, a distance of 12.66 ft.  
North 11 deg. 50 min. 14 sec. East, a distance of 66.18 ft.  
North 39 deg. 19 min. 34 sec. East, a distance of 21.41 ft.  
North 12 deg. 50 min. 21 sec. West, a distance of 83.43 ft.  
North 23 deg. 44 min. 18 sec. East, a distance of 33.33 ft.  
North 19 deg. 45 min. 39 sec. West, a distance of 50.68 ft. to a corner in the centerline of a said branch;

**THENCE** South 89 deg. 51 min. 08 sec. East, across said 98.558 acre tract, a distance of 458.43 ft. to a ½” iron rod for corner in the centerline of County Road 1036;

**THENCE** with the centerline of said County Road 1036 as follows:

North 09 deg. 29 min. 32 sec. East, a distance of 157.34 ft.  
North 02 deg. 33 min. 11 sec. West, a distance of 147.49 ft.  
North 12 deg. 15 min. 58 sec. West, a distance of 107.60 ft.  
North 14 deg. 40 min. 58 sec. West, a distance of 254.60 ft.  
North 18 deg. 30 min. 15 sec. West, a distance of 121.32 ft.  
North 12 deg. 57 min. 03 sec. West, a distance of 134.14 ft.  
North 10 deg. 42 min. 46 sec. West, a distance of 227.06 ft.  
North 10 deg. 51 min. 25 sec. West, a distance of 311.97 ft.  
North 14 deg. 21 min. 34 sec. West, a distance of 69.66 ft.  
North 25 deg. 32 min. 50 sec. West, a distance of 112.53 ft.  
North 35 deg. 22 min. 17 sec. West, a distance of 97.25 ft.  
North 42 deg. 43 min. 15 sec. West, a distance of 119.50 ft.  
North 47 deg. 50 min. 23 sec. West, a distance of 154.87 ft.

**THENCE** North 67 deg. 26 min. 00 sec. East at 15.00 ft. passing a ½” iron rod for reference and continue for a total distance of 438.86 ft. to a ½” iron rod for corner;

**THENCE** South 53 deg. 56 min. 04 sec. East, with the occupied Southwest line of Brady Cemetery, a distance of 64.45 ft. to a corner post for corner;

**THENCE** North 73 deg. 01 min. 12 sec. East with the South line of said Brady Cemetery, distance of 68.08 ft. to a corner post for corner;

**THENCE** South 35 deg. 16 min. 30 sec. East, with the west line of said Deloney tract, the East line of said Mask tract, a distance of 1020.04 ft. to a ½” iron rod for corner;

**THENCE** South 00 deg. 23 min. 00 sec. East continuing with the West line of said Deloney tract, the East line of said Mask tract, a distance of 2025.65 ft. to the Place of Beginning and containing 45.220 acres of land.

Prepared by SurTex Land Surveying, Inc.



**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Allison Harbison*

2012000969

February 13, 2012 12:01:10

FEE: \$36.00

Allison Harbison, County Clerk

Shelby County, Texas