

FIELD NOTES

**3.14 ACRES OF LAND
THE BATES TRACT**

**S. McANUTLY SURVEY
ABSTRACT NO. 19**

LIMESTONE COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land located in the S. McAnutly Survey Abstract No. 19 Limestone County, Texas and being a tract of land as described in Deed to James David Bates and wife, Dorothy Jo Bates recorded as Document No. 2022-0004713 of the Deed Records of Limestone County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a tall 3/4" iron pipe found at the base of a 30" Post Oak tree fence corner at the occupied northwesterly corner of the said Bates tract, the occupied northeasterly corner of a called 3.1 Acre tract of land as described in Deed to James David Bates and wife, Dorothy J. Bates recorded as Document No. 20191654 of the Deed Records of Limestone County, Texas and in the southeasterly line of Limestone County Road No. 250 from which a 1/2" iron rod found bears S 77° 09' 00" W, 376.52 feet;

THENCE, N 57° 38' 49" E, along the southeasterly line of said Limestone County Road No. 250 456.00 feet to a 1/2" iron rod set (red cap "Shallow Creek") for the northeasterly corner of the said Bates tract and the northwesterly corner of an approximately 1.9 acre tract of land occupied by Steve K. Dushane no deed found from which a t-post found bears N 57° 38' 49" E, 244.86 feet;

THENCE, S 00° 10' 53" W, with the easterly line of the said Bates tract 358.93 feet to a 1/2" iron rod found at the southeasterly corner of the said Bates tract, the southwesterly corner of the said tract occupied by Dushane and in the northwesterly line of a called 13.07 acre tract of land as described in Deed to James David Bates and wife, Dorothy J. Bates recorded in Volume 1166, Page 90 of the Deed Records of Limestone County, Texas from which a 1/2" iron rod found bears N 58° 41' 57" E, 318.58 feet;

THENCE, S 58° 41' 57" W, along the common line of the said 13.07 acre Bates tract and the said Bates tract 455.94 feet to a 1/2" iron rod found at the in the southwesterly corner of the said Bates tract and the southeasterly corner of the said 3.1 acre Bates tract from which a 1/2" iron rod found bears S 77° 29' 57" W, 375.52 feet;

THENCE, N 00° 53' 44" E, along the common line of the said Bates tract and the said 3.1 acre Bates tract 351.82 feet to the POINT OF BEGINNING and CONTAINING 3.14 ACRES OF LAND MORE OR LESS.

***BASIS OF BEARINGS:** per Vol. 1166, Pg. 90