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**108.412 ACRES**  
**LOCATED IN THE BENJAMIN F. BREWSTER SURVEY, ABSTRACT 74**  
**McLENNAN COUNTY, TEXAS**

FIELD NOTES FOR A 108.412 ACRE TRACT OF LAND LOCATED IN THE BENJAMIN F. BREWSTER SURVEY, ABSTRACT 74, McLENNAN COUNTY, TEXAS, AND BEING ALL OF A CALLED 107 ACRE TRACT DESCRIBED IN DEEDS TO PHILLIP L. HERING AND WILLIAM GARY HERING RECORDED IN VOLUME 365, PAGE 564 AND IN McLENNAN COUNTY CLERK'S DOCUMENT (M.C.C.D.) 2007004259 RESPECTIVELY, IN THE OFFICIAL PUBLIC RECORDS OF McLENNAN COUNTY, TEXAS (O.P.R.M.C.T.). SAID 108.412 ACRE TRACT BEING MORE PARTICULARLY SHOWN ON THE ATTACHED LAND TITLE SURVEY DRAWING AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1/2" IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 317, AKA NORTH LONE STAR PARKWAY (100' WIDE) MARKING THE NORTHWEST CORNER OF A CALLED 100' WIDE (10.83 ACRE) RIGHT-OF-WAY TRACT DESCRIBED IN A DEED TO THE COUNTY OF McLENNAN RECORDED IN VOLUME 448, PAGE 651 OF THE DEED RECORDS OF McLENNAN COUNTY, TEXAS (D.R.M.C.T.), SAME BEING THE SOUTHEAST CORNER OF A CALLED 214.30 ACRE TRACT DESCRIBED IN A DEED TO BD HERING REVOCABLE TRUST RECORDED IN M.C.C.D. 2021004092 OF THE O.P.R.M.C.T. FOR THE NORTHEAST CORNER OF SAID 107 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD FOUND IN SAID RIGHT-OF-WAY LINE MARKING THE NORTHEAST CORNER OF SAID 214.30 ACRE TRACT BEARS N 14°44'40" W – 3119.16';

**THENCE S 14°42'41" E – 3623.57'** WITH THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 317 TO A 3/8" IRON ROD FOUND MARKING THE NORTHEAST CORNER OF A CALLED 3.500 ACRE TRACT DESCRIBED IN A DEED TO EMMANUEL BAPTIST CHURCH OF MCGREGOR RECORDED IN VOLUME 1525, PAGE 609 OF THE D.R.M.C.T., SAME BEING THE SOUTHEAST CORNER OF SAID 107 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

**THENCE S 63°09'44" W – 413.26'** WITH THE COMMON OF SAID 3.500 ACRE TRACT AND SAID 107 ACRE TRACT TO A 5/8" IRON ROD FOUND IN THE EAST MARGIN OF NORTH MAIN STREET (VARIABLE WIDTH – NO FORMAL DEDICATION FOUND) MARKING THE NORTHWEST CORNER OF THE 3.500 ACRE TRACT, SAME BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF THE 107 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8" IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF THE 3.500 ACRE TRACT BEARS S 32°24'16" E – 443.72';

**THENCE N 32°18'09" W – 2046.46'** WITH THE EAST MARGIN OF SAID NORTH MAIN STREET TO A 1/2" IRON ROD FOUND FOR AN INSIDE CORNER OF SAID 107 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

**THENCE S 57°58'45" W – 584.66'** WITH THE NORTH MARGIN OF NORTH MAIN STREET TO A 1/2" IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF A CALLED 1 ACRE TRACT DESCRIBED IN A DEED TO RONNIE ROLAND GEESLIN AND SPOUSE, SHEENA LEIGH GEESLIN RECORDED IN M.C.C.D. 2018036817 OF THE O.P.R.M.C.T., SAME BEING AN OUTSIDE CORNER OF THE 107 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID 1 ACRE TRACT BEARS S 58°27'02" W – 147.45';

**THENCE N 31°58'37" W – 295.01'** WITH THE COMMON LINE OF SAID 1 ACRE TRACT AND SAID 107 ACRE TRACT, GENERALLY ALONG A BARBED WIRE FENCE TO A 7" DIAMETER CEDAR FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER OF THE 1 ACRE TRACT, SAME BEING AN INSIDE CORNER OF THE 107 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

**THENCE S 58°26'29" W –** GENERALLY ALONG A BARBED WIRE FENCE, AT 147.47' PASS A 1/2" IRON ROD FOUND MARKING THE NORTHWEST CORNER OF THE 1 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF A CALLED 1 ACRE TRACT DESCRIBED IN A DEED TO TRUDY SINGLETARY RECORDED IN M.C.C.D. 2005009760 OF THE O.P.R.M.C.T., AT 194.97' PASS A 5/8" IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID 1 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF A CALLED 2 ACRE TRACT DESCRIBED IN A DEED TO COLLEGE AVENUE BAPTIST CHURCH RECORDED IN VOLUME 769, PAGE 99 OF THE D.R.M.C.T., CONTINUING **A TOTAL DISTANCE OF 590.11'** TO A POINT IN A TELEPHONE PEDESTAL IN THE EAST MARGIN OF OLD MCGREGOR – CRAWFORD ROAD (VARIABLE WIDTH – NO FORMAL DEDICATION FOUND) FOR THE NORTHWEST CORNER OF THE 2 ACRE TRACT, SAME BEING THE MOST WESTERLY SOUTHWEST CORNER OF THE 107 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

**THENCE N 31°45'23" W – 1060.65'** WITH THE COMMON LINE OF SAID 107 ACRE TRACT AND SAID OLD MCGREGOR – CRAWFORD ROAD TO A 1/2" IRON ROD WITH A CAP STAMPED "WALKER PARTNERS" SET MARKING THE SOUTHWEST CORNER OF A CALLED 1 ACRE TRACT DESCRIBED IN A DEED TO GEORGE C. MONTERROSAS AND LORI C. MONTERROSAS RECORDED IN M.C.C.D. 2014027050 OF THE O.P.R.M.C.T., SAME BEING THE NORTHWEST CORNER OF THE 107 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD FOUND IN THE EAST MARGIN OF SAID OLD MCGREGOR – CRAWFORD ROAD MARKING THE NORTHWEST CORNER OF THE ABOVE MENTIONED 214.30 ACRE TRACT BEARS N 32°19'35" W – 2971.50';

**THENCE N 57°39'04" E** – WITH THE COMMON LINE OF SAID 107 ACRE TRACT AND SAID 1 ACRE TRACT, GENERALLY ALONG A BARBED WIRE FENCE, AT 4.95' PASS A POINT FROM WHICH A 3/8" IRON ROD FOUND IN THE NORTH LINE OF SAID 1 ACRE TRACT BEARS N 32°20'56" W – 175.00', AT 248.91' PASS A POINT FOR THE SOUTHEAST CORNER OF THE 1 ACRE TRACT, SAME BEING AN OUTSIDE CORNER OF THE REMAINDER OF THE ABOVE MENTIONED 214.30 ACRE TRACT, FROM WHICH A CHAIN LINK FENCE CORNER POST FOUND BEARS N 32°20'56" W – 1.10', CONTINUING WITH THE COMMON LINE OF SAID 107 ACRE TRACT AND SAID 214.30 ACRE TRACT **A TOTAL DISTANCE OF 2669.44'** RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 108.412 ACRES OF LAND AS SURVEYED BY DANA B. SPIGENER, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4809 ON DECEMBER 21, 2021. BEARINGS CITED WITHIN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS.

*Dana B Spigener*  
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