



**FIELD NOTES** for a tract of land in San Saba County, Texas and being out of the A. Munch Survey No. 514, Abstract No. 923, the San Antonio and Mexican Gulf Railroad Survey No. 513 ½, Abstract No. 1247 and the L. Hickman Survey No. 513, Abstract No. 593. Said tract also being all of those certain First, Second and Third Tracts described at Volume 218, Page 907 of the Deed Records of said county. This survey was made for Jack Grumbles in January, 2026.

**BEGINNING** at a 10 inch cedar fence corner post found at a northerly occupied corner of County Road 121 for a corner of that certain 175.79 acre described at Volume 383, Page 824, a corner of that certain 30.58 acre tract described at Volume 196, Page 488 and a westerly corner hereof;

**THENCE** generally along a fence representing westerly occupied lines of said Third tract, the following 6 courses:

1. North 09°59'39" West a distance of 1060.11 feet to an old cedar fence post found;
2. North 09°41'48" West a distance of 294.20 feet to an old cedar fence post found;
3. North 10°15'01" West, at 1672 feet passing by the approximate southwest corner of an unfenced cemetery, in all a distance of 1936.33 feet to an old cedar fence corner post and a ½ inch rebar found for an interior corner hereof;
4. South 82°16'41" West a distance of 335.97 feet to an old 10 inch cedar fence corner post found from which a 30 inch Live Oak tree (*Quercus Fusiformis*) bears North 51°31' East – 54 feet;
5. North 04°42'01" West a distance of 1351.28 feet to an old cedar fence post found;
6. North 05°13'45" West at 106 feet passing through a Cottonwood tree (*Populus Deltoides*), in all a distance of 322.16 feet to a point on the southerly or right bank of the Colorado River, for the northwest corner hereof;

**THENCE** downriver and generally along the right banks of said river, the following 51 courses:

1. South 88°00'38" East a distance of 112.96 feet to a point;
2. South 85°42'58" East a distance of 529.14 feet to a point;
3. South 80°08'54" East a distance of 535.14 feet to a point;
4. South 79°54'20" East a distance of 380.71 feet to a point;
5. South 83°13'36" East a distance of 226.09 feet to a point;
6. South 79°50'55" East a distance of 142.68 feet to a point;
7. South 76°09'39" East a distance of 375.23 feet to a point;
8. South 72°14'18" East a distance of 209.63 feet to a point;
9. South 65°22'12" East a distance of 243.10 feet to a point;
10. South 71°04'26" East a distance of 327.88 feet to a point;
11. South 65°46'17" East a distance of 262.77 feet to a point;
12. South 60°05'23" East a distance of 151.06 feet to a point;
13. South 56°01'16" East a distance of 290.68 feet to a point opposite the mouth of Pecan Bayou;
14. South 01°19'18" West a distance of 73.14 feet to a point;
15. South 13°54'20" East a distance of 298.95 feet to a point;
16. South 02°44'14" East a distance of 307.15 feet to a point;
17. South 29°13'29" East a distance of 154.81 feet to a point at a river shoal;
18. South 06°17'04" West a distance of 141.10 feet to a point;
19. South 09°48'24" West a distance of 233.16 feet a point;
20. South 04°46'00" West a distance of 255.43 feet to a point;
21. South 02°41'20" West a distance of 274.93 feet to a point;
22. South 14°40'11" West a distance of 241.81 feet to a point;
23. South 08°09'30" West a distance of 137.15 feet to a point;

24. South 06°31'09" West a distance of 141.22 feet to a point;
25. South 25°00'31" West a distance of 99.90 feet to a point at the mouth of a gully;
26. South 12°48'51" West a distance of 309.54 feet to a point;
27. South 10°08'11" West a distance of 330.69 feet to a point;
28. South 07°33'16" West a distance of 120.12 feet to a point;
29. South 04°18'13" West a distance of 432.81 feet to a point;
30. South 05°58'06" West a distance of 354.81 feet to a point;
31. South 00°32'51" West a distance of 117.57 feet to a point;
32. South 36°55'58" East a distance of 79.15 feet to a point;
33. South 07°24'37" East a distance of 61.37 feet to a point;
34. South 28°31'37" West a distance of 120.03 feet to a point;
35. South 50°19'08" West a distance of 33.40 feet to a point;
36. North 56°54'48" West a distance of 22.55 feet to a point;
37. South 36°09'45" West a distance of 183.51 feet to a point;
38. South 05°48'59" West a distance of 150.60 feet to a point;
39. South 33°59'13" West a distance of 93.85 feet to a point;
40. South 67°09'04" West a distance of 109.13 feet to a point;
41. North 68°34'11" West a distance of 52.27 feet to a point;
42. North 80°00'25" West a distance of 168.89 feet to a point;
43. North 85°53'02" West a distance of 168.98 feet to a point;
44. South 59°10'48" West a distance of 306.74 feet to a point;
45. South 21°45'12" West a distance of 134.19 feet to a point at the mouth of a gully;
46. South 11°35'36" West a distance of 163.37 feet to a point;
47. South 15°54'28" West a distance of 201.49 feet to a point;
48. South 04°18'37" East a distance of 95.06 feet to a point;
49. South 08°07'57" East a distance of 78.00 feet to a point;
50. South 15°00'15" East a distance of 152.53 feet to a point;
51. South 19°58'15" East a distance of 106.21 feet to a point for the corner of Lot No. 52 of the Horseshoe Bend Subdivision as shown at Volume 188, Page 794 of said Deed Records and for the southeast corner hereof;

**THENCE** with northerly lines of said subdivision, the following 5 courses:

1. South 72°38'09" West at 42 feet passing by a large dead Cottonwood tree (*Populus Deltoides*), in all a distance of 101.87 feet to an old cedar fence corner post found;
2. South 87°20'29" West a distance of 349.17 feet to a 2- 7/8 inch pipe fence corner post found;
3. North 89°36'09" West a distance of 293.78 feet to a ½ inch rebar found on the northerly side of fence;
4. North 59°02'50" West a distance of 58.20 feet to a disturbed ½ inch rebar found on the northerly side of fence;
5. South 80°17'10" West a distance of 200.06 feet to a point in a fence from which a 2- 7/8 inch pipe brace post found in concrete bears South 04°51'04" West - 8.2 feet;

**THENCE** North 09°07'50" West generally along a fence and easterly line of said 30.58 acre tract, a distance of 1773.89 feet to the **POINT OF BEGINNING** containing 373.4 gross acres, **SAVE & EXCEPT** a cemetery sometimes known as the "Old Meeks Cemetery" of record as being "2/3 of an acre in the shape of a square", totaling **372.74 NET ACRES** more or less and as shown on certified plat herewith.

Note: Bearings, distances and acreage are grid measurements, NAD 83 U.S. TX Central Zone. ½" rebar (set) have a plastic cap marked "TX RPLS 6476". This survey was made only for the use of the clients of Craft Surveying and Mapping Co. PLLC named in this document and reliance upon this survey by others is at their own risk.

Surveyed by;



Registered Professional Land Surveyor



1/17/2026  
FILE TX261007