

**LAND TITLE SURVEY OF
164.53 ACRES OF LAND
SITUATED IN
T. BARRON SURVEY ABST. NO. 126
MCLENNAN COUNTY, TEXAS**

RECORD OWNERSHIP

2A TRACT TWO 0.55 AC.
NORMAND D. MILLSAPS, ET AL
DOC. NO. 2020002580, OPR
31 JA. 2020

2B TRACT ONE 14.64 AC.
NORMAND D. MILLSAPS, ET AL
DOC. NO. 2020002580, OPR
31 JAN. 2020

5A 10.576 ACRES
PINNACLE BANK
DOC. NO. 2012022120, OPR
19 JULY 2012

RECORD M&B DOES
NOT CLOSE BY 111.3'

5B 2.5 ACRES
PINNACLE BANK
DOC. NO. 2012022120, OPR
19 JULY 2012

6 7.85 ACRES
CLINTON RAY TABOR and wife,
JANICE BUTLER TABOR
VOL. 1493 PG. 233, DR
29 SEPT. 1984

RECORD		
LINE	LENGTH	BEARING
L1	114.00	S58°38'W
L3	600.00	N31°55'00"W
L4	37.00	S58°05'W
L5	250.09	S32°47'39"E
L6	429.28	S67°29'46"W
L7	83.16	S83°22'57"E
L8	99.95	S67°43'11"E
L9	387.11	S78°56'32"E
L10	187.09	S74°01'18"E
L12	80.00	N58°02'E

164.53 Acres Total
2.65 Acres in Flood
0.52 Ac. in Easement
161.36 Acres Not

SURVEYOR'S NOTES

RECORD ENCUMBRANCES - Except as specifically stated or shown on this map of survey, this survey does not purport to reflect any of the following which may be applicable to the subject property: subdivision restrictions; zoning or other land-use regulations, septic tank restrictions.

BOUNDARY DIMENSIONS - Bearings, distances and coordinates shown on this map of survey are gridd, GPS derived and are based on The Texas Coordinate System, Central Zone, NAD83. Dimensions shown on this map of survey are measured. For record dimensions, see the documents noted hereon.

RECORD DOCUMENTS - Only the record documents noted hereon were provided to, or discovered by, the undersigned surveyor. No other record title documentation was provided to the undersigned surveyor.

BOUNDARY RESEARCH - The undersigned surveyor conducted research of public real property records focused on the boundary of the subject property. No research was conducted for: easements, restrictions, dedications or other record encumbrances. The undersigned surveyor does not guarantee that all easements, restrictions or encumbrances (either record or not of record) which may affect the subject property are shown hereon.

PURPOSE OF SURVEY - This survey represents the results of a land title survey and as such is not suitable for engineering or architectural design or construction.

OWNERSHIP - Ownership of the subject property shown hereon is not implied by this map of survey or metes and bounds description. Ownership of real property can only be determined by a court of law.

ADJOINING PROPERTIES - The adjoining properties were not surveyed and are shown hereon for informational purposes only.

UTILITIES - All statements within the certification and other references located elsewhere hereon that are related to utilities, easements, servitudes and encroachments are based on visible, aboveground evidence unless otherwise noted. Lacking excavation, the location of underground utilities cannot be accurately known. For definitive answers to questions regarding utilities shown hereon, contact the respective utility companies. Visible utility structures that were observed while conducting this survey may indicate a possible easement.

SUBSURFACE CONDITIONS - No statement is made concerning subsurface conditions or the existence or nonexistence of underground containers or facilities which may affect the use or development of this tract of land. Environmental and subsurface conditions were not examined as a part of this survey.

ROADWAYS AND DRIVEWAYS - Roadways or driveways shown hereon are as found. The undersigned surveyor does not represent that said roadways or driveways are publicly maintained nor that an easement or right of way for the use of these accessways benefits the subject property.

ACREAGE - The acreage shown on this map of survey may differ from the acreage called out in the record deed and also acreage shown on an tax appraisal district due to measurements made with modern survey equipment and methodology compared to that used for older surveys.

FENCES - Fences, long standing, along or near a boundary line may indicate a transfer of title by unwritten means. They should not be moved, or removed without agreement of land owners on both sides of the fence.

BARRETT ROAD - No right of way dedication was found.

SURVEYOR'S CERTIFICATE

I, R.P. Shelley, do hereby certify that this Map of Survey reflects the results of an on-the-ground survey and to the best of my knowledge is true and accurate and substantially complies with the Rules and Regulations and Standards of Practice as adopted by the Texas State Board of Professional Land Surveying.

R. P. SHELLEY, RPLS NO. 4540

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Firm No. 10194621



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MCLENNAN COUNTY, TEXAS**

TITLE COMMITMENT

This survey was conducted in conjunction with a commitment for title insurance, GF No. 221837, dated July 5, 2022 and issued July 19, 2022 by Old Republic National Title Insurance Company. According to Schedule B thereof, the subject property is affected by:

Items 10

a. Easement in favor of The Realty Trust Company of Dallas, dated February 6, 1925, executed by Mrs. Christian Clay, recorded in Volume 365, Page 299 of the Deed Records of McLennan County, Texas. SURVEYOR'S COMMENT CSC - Cannot be plotted but appears to affect the subject property.

b. Oil, Gas and Mineral Lease, and all terms, conditions and stipulations contained therein
Lessors: Elizabeth Clay, a feme sole, and Helen Clay, a feme sole, Lessee: Gentry D. Bugg, Recorded: August 16, 1949, in Volume 641, Page 276 of the Deed Records of McLennan County, Texas. Assignment recorded in Volume 713, Page 217 of the said Deed Records. Release of Over Ride recorded in Volume 824, Page 110 of the said Deed Records. Assignment of Over-Ride Royalty Interest recorded in Volume 837, Page 186 of the said Deed Records. Assignment of Over-Riding Royalty Interest recorded in Volume 837, Page 127 of the said Deed Records. Assignment recorded in Volume 838, Page 612 of the said Deed Records. Assignment recorded in Volume 876, Page 557 of the said Deed Records. Assignment recorded in Volume 1273, Page 345 of the said Deed Records. Assignment recorded in Volume 1380, Page 306 of the said Deed Records. Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.

c. Easement in favor of the United States of America, dated January 3, 1964, executed by Elizabeth Clay and Helen Clay, recorded in Volume 936, Page 26 of the Deed Records of McLennan County, Texas. SC - This instrument does not affect the subject property.

d. Easement in favor of Jon Thomas, dated February 15, 1978, executed by Elizabeth Clay, recorded in Volume 1292, Page 534 of the Deed Records of McLennan County, Texas. SC - Affects the subject property and is shown hereon.

SURVEYOR'S NOTE - The reader's attention is directed to a full copy of the title commitment cited hereon for all matters contained therein affecting the subject property.

METES AND BOUNDS DESCRIPTION

FIELD NOTE DESCRIPTION of 164.53 acres of land situated in the T. Barron Survey, Abst. No. 126, in McLennan County, Texas. Said 164.53 acres of land being the remaining portion of that certain tract of land called to contain 200 acres of land in a deed recorded Dec. 27, 1993 to Christian Clay of record in Vol. 91, Pg. 636, Deed Records of McLennan County, Texas. Said 164.53 acres of land being all of that certain tract of land described in a deed recorded May 20, 2014 to Jeff Ward of record in Doc. No. 2014014220, Official Public Records of McLennan County, Texas. Said 164.53 acres of land was surveyed by TEXAS LAND SURVEYORS, R. P. Shelley, RPLS 4540, on Aug. 16, 2022 and is more particularly described by metes and bounds as follows:

BEGINNING at a Corp of Engineer's brass capped monument found at a bend in Barrett Road, same being an exterior corner of this 164.53 acre tract of land;

THENCE with said Barrett Road and a southeasterly line of this 164.53 acre tract of land, South 58°45'02" West for a distance of 1018.43 feet to a 1/2" inch iron rod with a red plastic cap marked RPLS 4540 set at a bend in said Barrett Road and being an interior corner of this 164.53 acre tract of land;

THENCE continuing with said Barrett Road and a northeasterly line of this 164.53 acre tract of land for the following two courses:

1. South 32°36'34" East for a distance of 1633.18 feet to an angle point;
2. South 32°40'18" East for a distance of 1946.72 feet to a 1/2" inch iron rod with a red plastic cap marked RPLS 4540 set at the most south, easterly corner of this 164.53 acre tract of land;

THENCE with the southeasterly line of this 164.53 acre tract of land and being along or near a fence, South 57°17'57" West for a distance of 1148.46 feet to a 1/2" inch iron rod with a red plastic cap marked RPLS 4540 set at the most southerly corner of this 164.53 acre tract of land;

THENCE with irregular, westerly line of this 164.53 acre tract of land for the following 14 courses:

1. Along or near a fence, North 27°31'07" West for a distance of 478.00 feet to an iron rod found for corner;
2. Along or near a fence, North 56°49'53" East for a distance of 80.00 feet to a 1/2" inch iron rod with a red plastic cap marked RPLS 4540 set for corner;
3. North 32°21'59" West for a distance of 271.91 feet to an iron rod found at an angle point;
4. North 32°30'45" West for a distance of 1128.39 feet to a 1/2" inch iron rod with a red plastic cap marked RPLS 4540 set for corner;
5. South 57°36'04" West for a distance of 1142.23 feet to a 1/2" inch iron rod with a red plastic cap marked RPLS 4540 set for corner;
6. North 32°59'22" West for a distance of 598.83 feet to a 1/2" inch iron rod with a red plastic cap marked RPLS 4540 set for corner;
7. South 57°23'04" West for a distance of 37.08 feet to a 1/2" inch iron rod with a red plastic cap marked RPLS 4540 set for corner;
8. North 33°37'33" West for a distance of 2491.9 feet to a 1/2" inch iron rod with a red plastic cap marked RPLS 4540 set for corner;
9. Along or near a fence, South 67°42'18" West for a distance of 425.89 feet to a 1/2" inch iron rod with a red plastic cap marked RPLS 4540 set at an angle point;
- Along or near a fence for the following four courses:
10. North 83°22'10" West for a distance of 83.16 feet to an angle point;
11. North 67°43'24" West for a distance of 99.95 feet to an angle point;
12. North 70°56'45" West for a distance of 327.11 feet to an angle point;
13. North 74°01'31" West for a distance of 137.09 feet to a surveyor's capped iron rod found at an angle point;
14. In part along or near a fence, North 31°48'27" West for a distance of 1035.28 feet to a 1/2" inch iron rod with a red plastic cap marked RPLS 4540 set at the most westerly corner of this 164.53 acre tract of land;

THENCE with the northeasterly line of this 164.53 acre tract of land, North 57°06'24" East for a distance of 3109.81 feet to a 1/2" inch iron rod with a red plastic cap marked RPLS 4540 set in said Barrett Road at the most northerly corner of this 164.53 acre tract of land;

THENCE with said Barrett Road and a northeasterly line of this 164.53 acre tract of land, South 33°15'43" East for a distance of 917.59 feet to the POINT OF BEGINNING.

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