

LAND TITLE SURVEY OF
164.85 ACRES OF LAND
SITUATED IN
T. BARRON SURVEY ABST. NO. 126
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 (SC) - Cannot be plotted but appears to affect the subject property.

b. Oil, Gas and Mineral Lease, and all terms, conditions and stipulations contained therein: Lessor: 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 715, Page 217 of the said Deed Records. Release of Over Ride recorded in Volume 826, Page 110 of the said Deed Records. Assignment of Over Ride Royalty Interest recorded in Volume 837, Page 126 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 1275, 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 is not legible and cannot be plotted.

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, 1893 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. 2014014250, 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 ½" 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°56'34" East for a distance of 1653.18 feet to an angle point;
2. South 32°40'18" East for a distance of 1846.72 feet to a ½" 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 ½" 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 ½" inch iron rod with a red plastic cap marked RPLS 4540 set for corner;
3. North 32°31'59" 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 ½" inch iron rod with a red plastic cap marked RPLS 4540 set for corner;
5. South 57°56'04" West for a distance of 114.23 feet to a ½" 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 ½" 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 ½" inch iron rod with a red plastic cap marked RPLS 4540 set for corner;
8. North 33°37'53" West for a distance of 249.19 feet to a ½" 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 ½" 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°23'10" West for a distance of 831.6 feet to an angle point;
11. North 67°43'24" West for a distance of 99.95 feet to an angle point;
12. North 78°56'45" West for a distance of 387.11 feet to an angle point;
13. North 74°01'31" West for a distance of 187.09 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 ½" 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 northwesterly line of this 164.53 acre tract of land, North 57°06'24" East for a distance of 3109.81 feet to a ½" 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.

TEXAS LAND SURVEYORS
475 CR 4175
Cranfills Gap, Texas 76637
(254) 253 0946
rickshelley@gmail.com
Firm No. 10194621

DS
JW

DS
WH

DS
TB

DATE OF SURVEY: 16
AUG. 2022 ISSUED
FINAL SURVEY: 26 AUG.
2022