

SURVEY NOTES:

1. This survey consists of a separate plat and legal description.
2. This survey relies on record data furnished by Texan Title Insurance Company dated March 28, 2024, G.F. No. 24061.
- 2.1. Unable to field locate the Fayette Electric Coop., Inc. Easement as recorded in Volume 419, Page 181, Volume 418, Page 17, & Volume 418, Page 19 Deed Records & Volume 181, Page 314 Official Records.
- 2.2. The Colorado County Easement recorded in Volume 514, Page 37 Deed Records is not located within this tract.
- 2.3. Unable to field verify the location of the Ballard Exploration Company, Inc. Option to Acquire Easement as recorded in Volume 781, Page 296 Official Records.
- 2.4. The Easement described in Volume 228, Page 491 & Page 495 Deed Records are not located within this tract.
3. The shaded portion of this property is in the 100 year Flood Plain (Zone A), according to the Colorado County, Texas Flood Plain Map Community Panel No. 48089C0400D B dated February 04, 2011.
4. All bearings recited hereon are based on the East line of County Road 230 (West line of this tract) running North 01° 54' 58" West.
5. Visible improvements / utilities were located with this survey; no subsurface probing, excavation or exploration was performed for this survey.

PLAT OF SURVEY

FOR TWO 20.000 ACRE TRACTS OF LAND (TRACT 1 & TRACT 2), OUT OF A 40.000 ACRE TRACT (NOT YET RECORDED) LOCATED IN THE MICAH ANDREWS SURVEY, ABSTRACT 64, OUT OF A 160.42 ACRE TRACT OF LAND; THE 160.42 ACRE TRACT BEING COMPOSED OF A PORTION OF A 92 ACRE TRACT (VOLUME 112, PAGE 144, COUNTY DEED RECORDS) AND A PORTION OF A 199 ACRE TRACT (VOLUME 112, PAGE 144, COUNTY DEED RECORDS); AND SAID 160.42 ACRE TRACT BEING LOCATED IN THE BRIGGS HOPSON SURVEY, ABSTRACT 262 AND THE MICAH ANDREWS SURVEY, ABSTRACT 64, COLORADO COUNTY, TEXAS.

The Undersigned does certify that the above is an accurate Plat of Survey, made on the ground, of the property legally described hereon in May, 2024 and is correct, and that there are no discrepancies, conflicts, encroachments or easements apparent on the ground except as shown hereon.



Herman M. Clay, Jr.
For Clay & Leyendecker, Inc.
Herman M. Clay Jr., R.P.L.S.
Texas Registration No. 2732

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Clay & Leyendecker, Inc.

Consulting Engineers & Surveyors
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Scale : 1" = 200'

File Name: 24-021c

Dwn. By : AP/br

Date : 5-22-2024

21-094, 24-021

FIELD NOTES FOR A 20.0000 ACRE TRACT OF LAND (TRACT 1) OUT OF A 40.0000 ACRE TRACT (NOT YET RECORDED) BEING OUT OF A 160.42 ACRE TRACT OF LAND; THE 160.42 ACRE TRACT BEING COMPOSED OF A PORTION OF A 92 ACRE TRACT (VOLUME 112, PAGE 144, COUNTY DEED RECORDS) AND A PORTION OF A 199 ACRE TRACT (VOLUME 112, PAGE 144, COUNTY DEED RECORDS); AND SAID 160.42 ACRE TRACT BEING LOCATED IN THE BRIGGS HOPSON SURVEY, ABSTRACT 262 AND THE MICAH ANDREWS SURVEY, ABSTRACT 64, COLORADO COUNTY, TEXAS.

BEGINNING: At a ½ inch iron rod found in the East line of County Road 230 (80 foot width) for the Southwest corner of a called 50.000 acre tract (Volume 973, Page 733 Deed Records) and being the Northwest corner of both the herein described tract and the above 40.0000 acre tract;

THENCE: North 88° 05' 02" East a distance of 2080.04 feet to a ½ inch iron rod found for the Northeast corner of this tract and the Southeast corner of the 50.000 acre tract and being located in the West line of County Road 212;

THENCE: South 12° 46' 03" West a distance of 378.97 feet to a ½ inch iron rod found with cap stamped "RPLS4173" for an angle point;


THENCE: South 10° 54' 40" West a distance of 65.52 feet to a ½ inch iron rod set for the Southeast corner of this tract and the Northeast corner of a 20.0000 acre tract (Tract 2 surveyed at the same time as this tract and not yet recorded);

THENCE; South 88° 05' 02" West a distance of 1969.43 feet to a ½ inch iron rod set in the East line of County Road 230 for the Southwest corner of this tract and the Northwest corner of the 20.0000 acre;

THENCE: North 01° 54' 58" West a distance of 430.48 feet to the **PLACE OF BEGINNING** and containing 20.0000 acres of land.

All bearings recited hereon are based on GPS observations.

This survey consists of a separate plat and a legal description.



For Clay & Leyendecker, Inc.
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Texas Registration No. 2732
Registered Firm No. 10044600
May 22, 2024
Br
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