

A 93.92 acre tract of land out of and part of the R. A. Pennell Survey No. 755, Abstract No. 284, Callahan County, Texas, being that same tract of land described in a deed to Charletta W. Greene recorded in Volume 247, Page 187, Official Public Records, Callahan County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 1/2" rebar rod set with a survey cap stamped RPLS 6224 in the North line of a tract of land described in a deed to Karen Lee Pevcheuse recorded by Instrument Number 181596, Official Public Records, Callahan County, Texas, for common corner between said Greene tract and a tract of land described in a deed to Cameo Suzanne Harvey & Wiley Case Harvey recorded by Instrument Number 220980, Official Public Records, Callahan County, Texas, for the Southwest corner of this described tract, from which a 8' treated post (control monument) found for the Northwest corner of said Pevcheuse tract bears N 88° 45' 28" W, 594.32 feet and a 1/2" rebar rod found with a survey cap stamped Owens 5560 (control monument) found for the Southwest corner of said Harvey tract bears N 88° 45' 28" W, 594.32 feet and N 89° 30' 22" W, 361.85 feet;

Thence N 00° 48' 32" E, 1846.57 feet over and across said Pennell Survey along the common line between said Greene tract and said Harvey tract, to a ½" rebar rod (control monument) found for a common corner between said Harvey tract and a tract of land described in a deed to Martha Jean Harvey Crawford recorded in Volume 93, Page 846, Official Public Records, Callahan County, Texas, for an angle corner of this described tract;

Thence N 00° 13' 10" E, 684.72 feet over and across said Pennell Survey along the common line between said Greene tract and said Crawford tract, to a ½" rebar rod set with a survey cap stamped RPLS 6224 for a common corner between said Greene tract and a tract of land described in a deed to Bobby J. Braly et. ux. recorded by Instrument Number 151150, Official Public Records, Callahan County, Texas, for the Northwest corner of this described tract; from which a 6" cedar post (control monument) found for a common corner between said Crawford tract and said Braly tract bears N 00° 13' 10" E, 1081.06 feet;

Thence S 89° 34' 02" E, 1612.15 feet over and across said Pennell Survey along the common line between said Greene tract and said Braly tract, to a ½" rebar rod set with a survey cap stamped RPLS 6224 in the West line of a tract of land described in a deed to Elizabeth Anne Wood Hilburn recorded in Volume 61, Page 825, Official Public Records, Callahan County, Texas, for a common corner between said Greene tract and said Braly tract, for the Northeast corner of this described tract;

Thence S 00° 40' 31" W over and across said Pennell Survey along the common line between said Greene tract and said Hilburn tract, at 150.81 feet passing a ¾" rebar rod (control monument) found for a common corner between said Hilburn tract and a tract of land described in a deed to Dennis Heffernan recorded by Instrument Number 160238, Official Public Records, Callahan County, Texas; thence continuing along the same course with the common line between said Greene tract and said Heffernan tract at 2511.97 feet passing a 3" pipe post (control monument) found for a common corner between said Heffernan tract and a tract of land described in a deed to Rodney D. Bradley et. ux. recorded in Volume 197, Page 789, Official Public Records, Callahan County, Texas; thence continuing along the same course with the common line between said Greene tract and said Bradley tract for a total distance of 2554.03 feet to a 4" X 4" concrete monument (control monument) found for a common corner between said Greene tract and previously mentioned Pevehouse tract, for the Southeast corner of this described tract, from which a 4" X 4" concrete monument (control monument) found for the Southeast corner of said Pevehouse tract bears S 00° 35' 50" W, 1559.97 feet;

Thence N 88° 45' 28" W, 1611.08 feet over and across said Pennell Survey along the common line between said Greene tract and said Pevehouse tract, to the place of beginning and containing 93.92 acres of land.

Note: All bearings were based on GPS observations NAD83 Texas North Central 4202 (Epoch 2011).

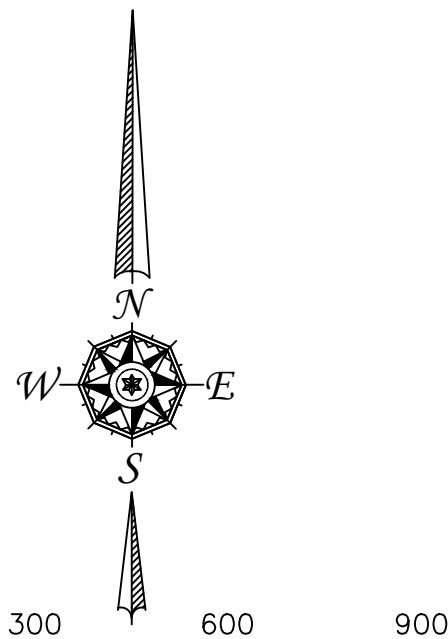
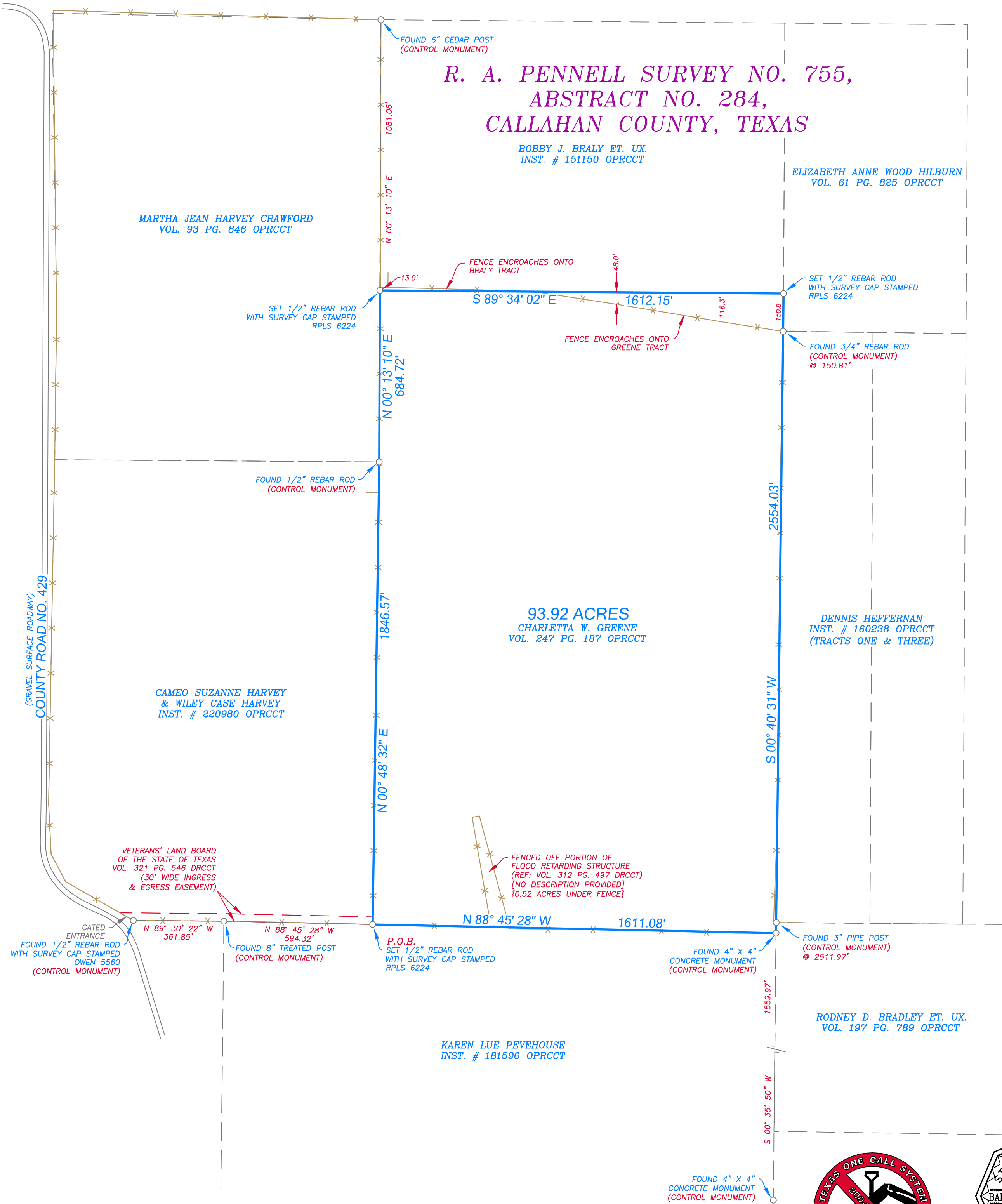


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BDA GF#EL2503930 JOB#2025-158

LEGEND

	GAS METER
	UTILITY POLE
	TELEPHONE PEDAESTAL
	WATER METER
	DOWN GUY
	FENCE LINE
	OVERHEAD UTILITY LINE
	EASEMENT LINE
	BUILDING LINE
	LOT LINE
	SURVEY LINE
	DESCRIBED TRACT
	COVERED AREA
	CONCRETE AREA



NOTE: ALL BEARINGS WERE BASED ON GPS OBSERVATIONS,
NAD83 TEXAS NORTH CENTRAL 4202 (EPOCH 2011).

Schedule B Notes: Property shown hereon sketch may be subject to the following items:

Easement to Turkey Creek Conservation District recorded in Volume 312, Page 497, Deed Records, Callahan County, Texas (Blanket in nature; no description provided; shown hereon sketch).

Easement to The Veterans' Land Board of the State of Texas recorded in Volume 321, Page 546, Deed Records, Callahan County, Texas (30' wide ingress & egress easement; shown hereon sketch).



I, **Barney Dan Arnold**, Texas R.P.L.S. No. 6224, do hereby certify to **Renee Ward, Bart Freudiger & Security Title Company** that this sketch accurately represents an on the ground survey done under my supervision and conforms in all ways to the Texas Board of Land Surveying Minimum Standards, and there are no visible easements, overlaps or encroachments except as shown.

06-03-2025

Copies are not official unless seal is embossed
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Notes:
A Flood Insurance Rate Map for Callahan County, Texas, Unincorporated Area, has not been issued by the Federal Emergency Management Agency at the time of this survey.