

SURVEY PLAT

TRACT 1 - 57.746 Acres

TRACT 2 - 32.946 Acres

Milam County School Land Survey,

Abstract No. 136

Somervell County, Texas

LEGEND:

- CIRF.....5/8 Inch Capped Iron Rod Found Marked "NATIVE CO., LLC"
- EC.....Electric Cabinet
- GY.....Guy Wire
- IRF.....Iron Rod Found
- OE.....Overhead Electric
- PFC.....Point for Corner
- PP.....Power Pole
- O.P.R.S.C.T....Official Public Records, Somervell County, Texas
- Wire Fence... X

NOTES:

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. By scaled location of FEMA FIRM Map No. 48425C0050C, effective date April 3, 1995, a portion of the subject property lies within Zone X (unshaded) - Areas determined to be outside the 0.2% annual chance floodplain and a portion lies within Zone A - Special Flood Hazard Areas.
3. This survey was prepared without the benefit of a current commitment for title insurance. Additional easements and/or restrictions may affect this property.

LEGAL DESCRIPTION:

TRACT 1:

BEING a tract of land within the Milam County School Land Survey, Abstract No. 136, Somervell County, Texas, and being a portion of that tract of land described in the deed to AC Land Legacy, LLC, as recorded in Document No. 20220142, Official Public Records, Somervell County, Texas (OPRSCT), and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values).

BEGINNING at a 1/2 inch iron rod found in the southern right-of-way line of County Road 317 for the northwest corner of said AC Land Legacy tract;

THENCE South 77°22'33" East, with the southern line of County Road 317, a distance of 229.88 feet to a concrete monument found for an angle point in the northeast line of said AC Land Legacy tract and being the northwest corner of a tract of land described in the deed to The Jones Family Trust, as recorded in Document No. 20201574, OPRSCT;

THENCE South 58°51'57" East, with the common line of said AC Land Legacy tract and said Jones Family Trust tract, passing a 5/8 inch iron rod found at a distance of 42.94 feet, continuing for a total distance of 456.84 feet to a concrete monument found for an angle point in the east line of said AC Land Legacy tract and an angle point in the west line of said Jones Family Trust tract;

THENCE South 34°33'40" East, with the common line of said AC Land Legacy tract and said Jones Family Trust tract, passing a 5/8 inch capped iron rod found marked "NATIVE CO., LLC" at a distance of 1,538.03 feet, continuing for a total distance of 2,106.77 feet to a point in the northern bank of the Brazos River for the southeast corner of the herein described tract;

THENCE with the northern bank of the Brazos River the following courses and distances:

- South 57°02'21" West, a distance of 249.98 feet;
- South 62°53'48" West, a distance of 507.10 feet;
- South 69°43'10" West, a distance of 591.27 feet;
- South 74°54'26" West, a distance of 122.47 feet to a point for the southwest corner of the herein described tract;

THENCE North 25°54'45" West, departing the northern bank of the Brazos River and over and across said AC Land Legacy, LLC, passing a 5/8 inch capped iron rod set marked "NATIVE CO., LLC" at a distance of 104.76 feet, continuing for a total distance of 1,614.37 feet to a 5/8 inch capped iron rod set in the northern line of said AC Land Legacy tract and the south line of a tract of land described in the deed to Betsill Brothers, Texas, LLC, as recorded in Document No. 45115, OPRSCT;

THENCE North 52°32'37" East, with the northern line of said AC Land Legacy tract, passing a 1/2 inch iron rod found for the south corner of a tract of land described in the deed to Betsill Brothers Texas, LLC, as recorded in Document No. 20212688, OPRSCT at a distance of 138.05 feet, continuing with the southern line of said Betsill Brothers tract (20212688) for a total distance of 994.63 feet to a 1/2 inch iron rod found for the northeast corner of said Betsill Brothers tract (20212688) and an inner corner of AC Land Legacy tract;

THENCE North 44°36'19" West, with the inner western line of said AC Land Legacy tract, passing a 1/2 inch iron rod found for the northernmost corner of said Betsill Brothers tract (20212688) at a distance of 189.68 feet, continuing with the inner west line of said AC Land Legacy tract, for a total distance of 798.26 feet to the **POINT OF BEGINNING** and containing 57.746 Acres of Land.

TRACT 2:

BEING a tract of land within the Milam County School Land Survey, Abstract No. 136, Somervell County, Texas, and being a portion of that tract of land described in the deed to AC Land Legacy, LLC, as recorded in Document No. 20220142, Official Public Records, Somervell County, Texas (OPRSCT), and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values).

BEGINNING at a point in the northern bank of the Brazos River for the southwest corner of said AC Land Legacy tract and the southeast corner of a remainder of a tract of land described in the deed to Betsill Brothers, Texas, LLC, as recorded in Document No. 45115, OPRSCT;

THENCE departing said river and with the common line of said AC Land Legacy tract and said Betsill tract, the following courses and distances:

- North 01°20'30" West, passing a concrete monument found for reference at a distance of 85.93 feet, continuing for a total distance of 1,324.11 feet to a concrete monument found;
- North 52°32'37" East, a distance of 739.51 feet to a 5/8 inch capped iron rod set marked "NATIVE CO., LLC" for the northeast corner of the herein described tract, from which a 1/2 inch iron rod found for reference at an inner corner of said AC Land Legacy tract bears North 52°32'37" East, a distance of 994.63 feet;

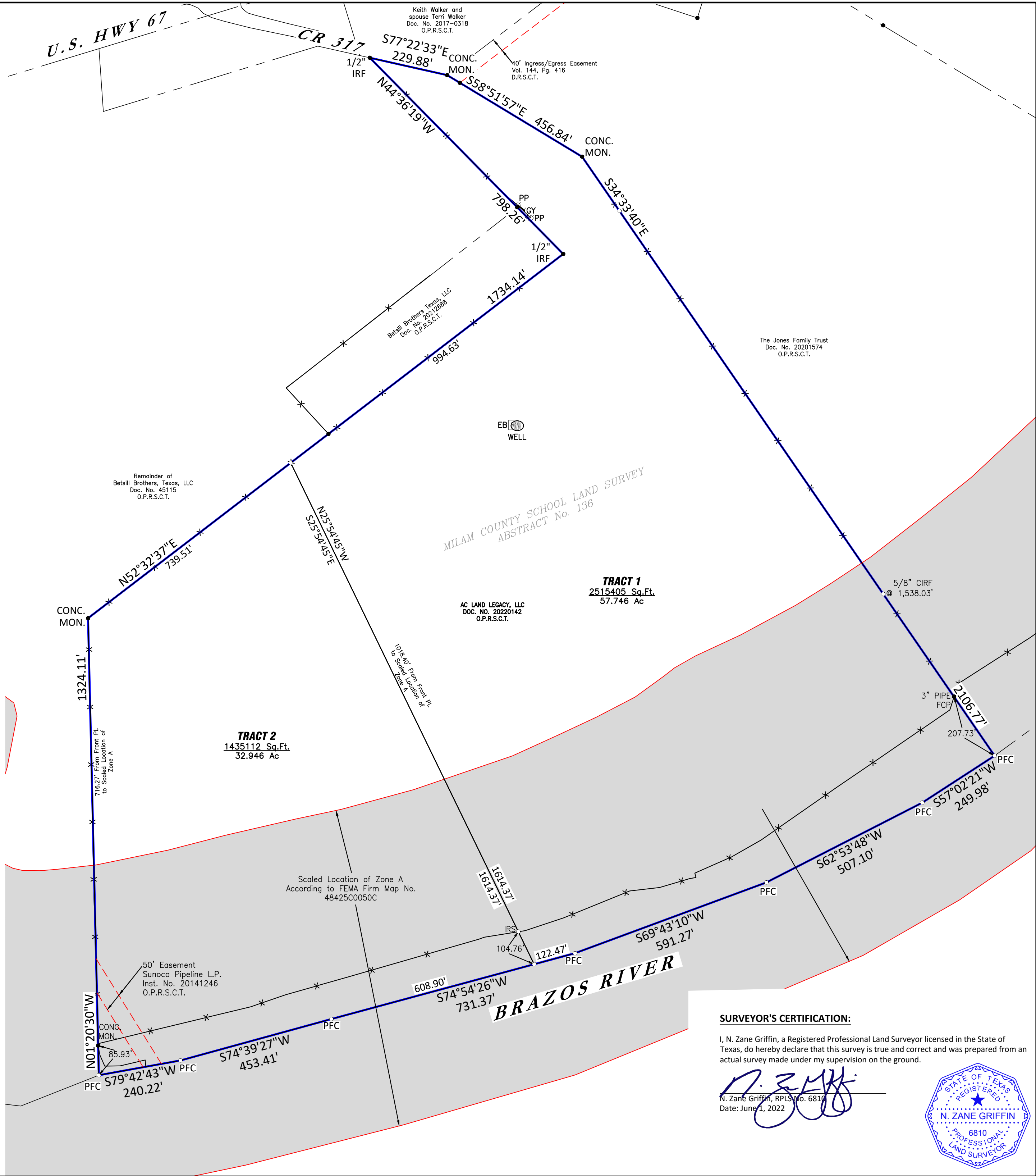
THENCE South 25°54'45" East, departing said common line and over and across said AC Land Legacy tract, passing a 5/8 inch capped iron rod set marked "NATIVE CO., LLC" for reference at a distance of 1,509.61 feet, continuing for a total distance of 1,614.37 feet to a point in the northern bank of said Brazos River for the southeast corner of the herein described tract;

THENCE with the northern bank of said Brazos River, the following courses and distances:

- South 74°54'26" West, a distance of 608.90 feet;
- South 74°39'27" West, a distance of 453.41 feet;
- South 79°42'43" West, a distance of 240.22 feet to the **POINT OF BEGINNING** and containing 32.946 Acres of Land.



P.O. Box 2465 Stephenville, Tx 76401
 zane@nativelandsurveying.com ~ 254-434-6695
 TBPELS Firm No. 10194572



SURVEYOR'S CERTIFICATION:

I, N. Zane Griffin, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground.

N. Zane Griffin
 N. Zane Griffin, RPLS No. 6810
 Date: June 1, 2022

