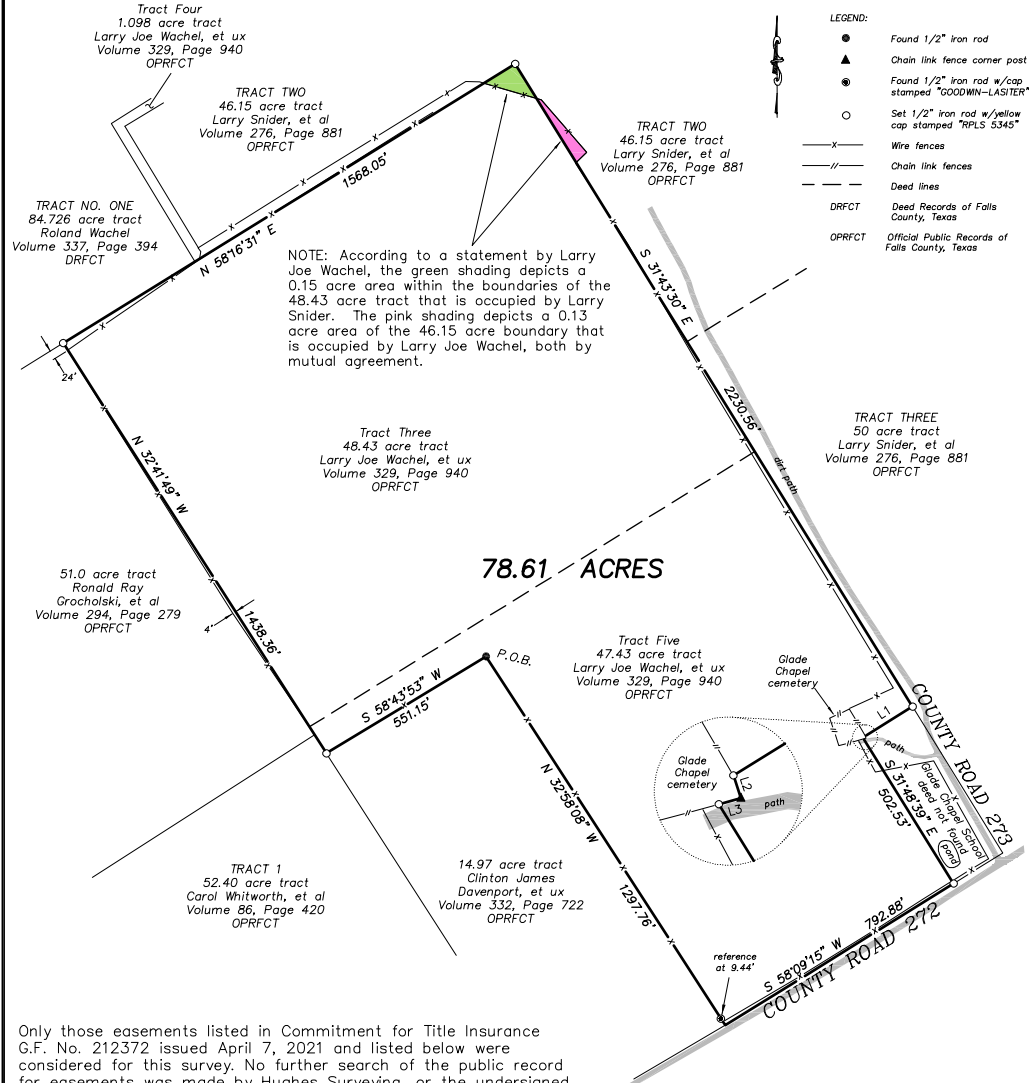


DENNIS HERROLD SURVEY, A-28
FALLS COUNTY, TEXAS



Only those easements listed in Commitment for Title Insurance G.F. No. 212372 issued April 7, 2021 and listed below were considered for this survey. No further search of the public record for easements was made by Hughes Surveying, or the undersigned.

The following may affect subject tract, unable to determine location from description:

r. easement to Navasota Valley Electric Cooperative, Inc. (349/818 OPRFCT)

There are no flood maps available for reference for this area of Falls County, Texas.

All bearings shown hereon are referenced to Geodetic North.

This plat is to accompany a fieldnote description of the 78.61 acre tract of land shown hereon.

I, Don Randall Hughes, do hereby certify that this plat correctly represents a survey made on the ground under my direction and supervision on April 29, 2021.

Don Randall Hughes Registered Professional Land Surveyor No. 5345

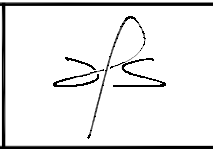
PETER HERRINGTON
SURVEY, A-196

LINE	BEARING	DISTANCE
L1	S 58°11'21" W	164.10'
L2	S 18°30'33" E	7.08'
L3	S 74°43'16" W	6.77'



DATE:	4-29-21
JOB NO.:	6734
DRAWN BY:	LEM
DWG. NO.:	11-823
SCALE:	1"=300'

Hughes Surveying
Texas Board of Professional Engineers and Land Surveyors, Firm Number 10055300
P. O. BOX 1135
212 N. CENTRAL AVENUE
CAMERON, TEXAS 76520
PHONE (254) 697-3646 FAX (254) 697-8776



FIELDNOTE DESCRIPTION

78.61 ACRE TRACT

Being a 78.61 acre tract of land in the Dennis Herrold Survey, Abstract No. 28, Falls County, Texas and being that certain called 48.43 acre tract of land designated Tract Three and a part of that certain called 47.43 acre tract of land designated Tract Five described in a deed to Larry Joe Wachel recorded in Volume 329, Page 940 of the Official Public Records of Falls County, Texas (OPRFCT). Said 78.61 acre tract being shown on attached plat and more particularly described by metes and bounds as follows:

BEGINNING at a found $\frac{1}{2}$ " iron rod at an 8" wood fence corner post at the northeast corner of a 14.97 acre tract of land to Clinton James Davenport, et ux, (332/722 OPRFCT);

THENCE along the north line of said 14.97 acre tract and generally along a fence, South 58 degrees 43 minutes 53 seconds West, a distance of 551.15 feet a set $\frac{1}{2}$ " iron rod with yellow cap stamped "RPLS 5345" in the west line of above mentioned 47.43 acre tract, same being the east line of a 52.40 acre tract of land designated TRACT 1 to Carol Whitworth, et al, (86/420-OPRFCT);

THENCE along the west line of said 47.43 acre tract and the west line of above mentioned 48.43 acre tract, same being the east line of said 52.40 acre tract and the east line of a 51.0 acre tract of land to Ronald Ray Grocholski, et al, (294/279 OPRFCT), North 32 degrees 41 minutes 49 seconds West, a distance of 1438.36 feet to a set $\frac{1}{2}$ " iron rod with yellow cap stamped "RPLS-5345" in the south line of an 84.726 acre tract of land designated TRACT NO. ONE to Roland Wachel recorded in Volume 337, Page 394 of the Deed Records of Falls County, Texas (DRFCT);

THENCE along the north line of said 48.43 acre tract, same being the south line of said 84.726 acre tract, the south line of a 1.098 acre tract of land designated Tract Four to Larry Joe Wachel, et ux, (329/940 OPRFCT) and the south line of a 46.15 acre tract of land designated TRACT TWO to Larry Snider, et al, (276/881 OPRFCT), North 58 degrees 16 minutes 31 seconds East, a distance of 1568.05 feet to a set $\frac{1}{2}$ " iron rod with yellow cap stamped "RPLS 5345";

THENCE along the east line of said 48.43 acre tract, same being the west line of said 46.15 acre tract and the west line of a 50 acre tract of land designated TRACT THREE to Larry Snider, et al, (276/881 OPRFCT), South 31 degrees 43 minutes 30 seconds East, a distance of 2230.56 feet to a set $\frac{1}{2}$ " iron rod with yellow cap stamped "RPLS 5345" for the northeast corner of a tract of land to Glade Chapel School (deed not found);

THENCE along the north line of said school tract, South 58 degrees 11 minutes 21 seconds West, a distance of 164.10 feet to a set $\frac{1}{2}$ " iron rod with yellow cap stamped "RPLS 5345" in the apparent east line of Glade Chapel Cemetery as evidenced by a chain-link fence;

THENCE South 18 degrees 30 minutes 33 seconds East, a distance of 7.08 feet to found chain link fence corner post being the apparent southeast corner of said cemetery;