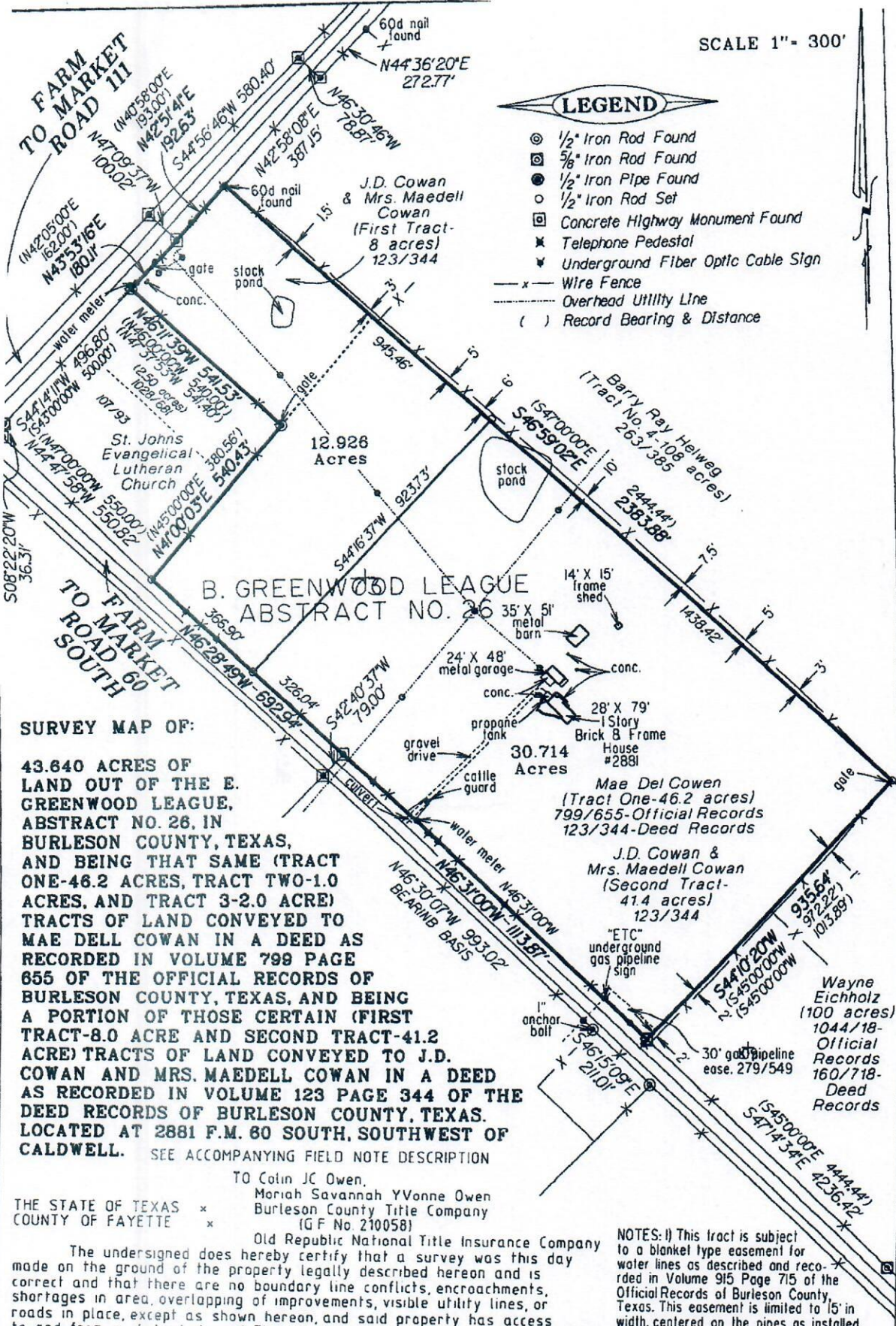


SCALE 1" = 300'

LEGEND

- ⊙ 1/2" Iron Rod Found
- ⊠ 5/8" Iron Rod Found
- 1/2" Iron Pipe Found
- 1/2" Iron Rod Set
- ⊠ Concrete Highway Monument Found
- ✱ Telephone Pedestal
- ⚡ Underground Fiber Optic Cable Sign
- x- Wire Fence
- Overhead Utility Line
- ( ) Record Bearing & Distance

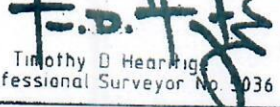


SURVEY MAP OF:

43.840 ACRES OF LAND OUT OF THE E. GREENWOOD LEAGUE, ABSTRACT NO. 26, IN BURLESON COUNTY, TEXAS, AND BEING THAT SAME (TRACT ONE-46.2 ACRES, TRACT TWO-1.0 ACRES, AND TRACT 3-2.0 ACRE) TRACTS OF LAND CONVEYED TO MAE DELL COWAN IN A DEED AS RECORDED IN VOLUME 799 PAGE 655 OF THE OFFICIAL RECORDS OF BURLESON COUNTY, TEXAS, AND BEING A PORTION OF THOSE CERTAIN (FIRST TRACT-8.0 ACRE AND SECOND TRACT-41.2 ACRE) TRACTS OF LAND CONVEYED TO J.D. COWAN AND MRS. MAEDELLE COWAN IN A DEED AS RECORDED IN VOLUME 123 PAGE 344 OF THE DEED RECORDS OF BURLESON COUNTY, TEXAS. LOCATED AT 2881 F.M. 80 SOUTH, SOUTHWEST OF CALDWELL. SEE ACCOMPANYING FIELD NOTE DESCRIPTION

TO Colin JC Owen,  
 THE STATE OF TEXAS x Moriah Savannah YVonne Owen  
 COUNTY OF FAYETTE x Burleson County Title Company  
 (G F No 210058)  
 Old Republic National Title Insurance Company

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is correct and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property has access to and from a dedicated road. This property is located in Zone X (other areas-determined to be outside the 1% annual chance of flood) according to the Federal Emergency Management Agency Flood Insurance Rate Map 81169-0300-C, Dated January 6, 2011. THIS the 9th day of FEBRUARY, A.D., 2021

BY   
 Timothy D. Hearitige  
 Reg Professional Surveyor No. 5036

NOTES: 1) This tract is subject to a blanket type easement for water lines as described and recorded in Volume 915 Page 715 of the Official Records of Burleson County, Texas. This easement is limited to 15' in width, centered on the pipes as installed.

2) This division has NOT been submitted to Burleson County for Sub-division Approval, and this division will need to be approved by the County Inspector, before development of these tracts can occur.

HEARITIGE SURVEYING CO.  
 727 West Point Loop, West Point, Texas 78963  
 (979)242-3485

revised 3-03-2021

C 221122

# HEARITIGE SURVEYING, CO.

M. D. HEARITIGE  
7 West Point Loop  
West Point, Texas 78963

Registered Professional Land Surveyor No. 5036  
Licenced State Land Surveyor  
Phone (979)242-3485

March 3, 2021

**FIELD NOTE DESCRIPTION OF 30.714 ACRES OF LAND OUT OF THE E. GREENWOOD LEAGUE, ABSTRACT NO. 26, IN BURLESON COUNTY, TEXAS, AND BEING A PORTION OF THOSE CERTAIN (TRACT ONE-46.2 ACRES, TRACT TWO-1.0 ACRES, AND TRACT 3-2.0 ACRE) TRACTS OF LAND CONVEYED TO MAE DELL COWAN IN A DEED AS RECORDED IN VOLUME 799 PAGE 655 OF THE OFFICIAL RECORDS OF BURLESON COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN (FIRST TRACT-8.00 ACRE) AND A PORTION OF THAT CERTAIN (SECOND TRACT-41.2 ACRE) TRACTS OF LAND CONVEYED TO J.D. COWAN AND MRS. MAE DELL COWAN IN A DEED AS RECORDED IN VOLUME 123 PAGE 344 OF THE DEED RECORDS OF BURLESON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING FOR REFERENCE** at a 1/2" iron rod found in the southeasterly right-of-way line of Farm to Market Road (FM) 111 being in the northeasterly line of that certain (First Tract-8.00 acre) tract of land conveyed to J.D. Cowan and Mrs. Maedell Cowan in a deed as recorded in Volume 123 Page 344 of the Deed Records of Burleson County, Texas, and being the most northerly corner of those certain (Tract One-46.2 acres, Tract Two 1.0 acre, and Tract 3-2.0 acre) tracts of land conveyed to Mae Dell Cowan in a deed as recorded in Volume 799 Page 655 of the Official Records of Burleson County, Texas, and also being in the southwesterly line of that certain (Tract No. 4-108 acre) tract of land conveyed to Barry Ray Helweg in a deed as recorded in Volume 263 Page 385 of the Deed Records of Burleson County, Texas, and from which a concrete highway monument found bears **N 42 deg. 58' 08" E 387.15 feet**,

THENCE, leaving the southeasterly right-of-way line of F.M. 111, and with the common line between the Cowan tracts and the Helweg tract, **S 46 deg. 59' 02" E 945.46 feet** to a 1/2" iron rod set for the most northerly corner and **PLACE OF BEGINNING** of the tract herein described,

THENCE, continuing with the common line between the Cowan tracts and the Helweg tract, **S 46 deg. 59' 02" E 1438.42 feet**, to a 1/2" iron rod set at the base of a fence corner post, being at the most easterly corner of the Cowan tracts, and being in the northwesterly line of that certain (100 acre) tract of land conveyed to Wayne Eichholz in a deed as recorded in Volume 1044 Page 18 of the Official Records of Burleson County, Texas, being that same (100 acre) tract described in Volume 160 Page 718 of the Deed Records of Burleson County, Texas, and being for the most easterly corner of this tract,

THENCE, with the common line between the Cowan tracts, and the Eichholz tract, **S 44 deg. 10' 20" W 935.64 feet**, to a 5/8" iron rod found at the base of a fence corner post in the northeasterly right-of-way line of Farm to Market Road (FM) 60 South, being for the most southerly corner of this tract, and from which another 5/8" iron rod found bears **S 47 deg. 14' 34" E 4236.42 feet**,

THENCE, with the northeasterly right-of-way line of Farm to Market Road (FM) 60 South, being for the southwesterly line of the Cowan tracts, **N 46 deg. 31' 00" W 1113.87 feet**, to a concrete highway monument found and **N 46 deg. 28' 49" W 326.04 feet**, to a 1/2" iron rod set for the most westerly corner of this tract, and from which a 1/2" iron rod set at the base of a fence corner post in the southeasterly line of those tracts of land conveyed to the St. John's Evangelical Lutheran Church in a deed as recorded in Volume 107 Page 93 of the Deed Records of Burleson County, Texas, bears **N 46 deg. 28' 49" W 366.90 feet**,

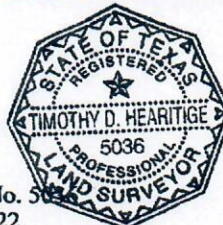
THENCE, leaving the northeasterly right-of-way line of Farm to Market Road (FM) 60 South, and over and across the Cowan tracts, **N 44 deg. 16' 37" E 923.73 feet**, to the **PLACE OF BEGINNING**, in all containing 30.714 acres of land.

SURVEYED: February 9, 2021

BY:

*T. D. Hearitige*  
Timothy D. Hearitige

Registered Professional Land Surveyor No. 5036  
see accompanying map no. C 221122



# HEARITIGE SURVEYING, CO.

Tim. D. Hearitige R.P.L.S. No. 5036 L.S.L.S.  
727 West Point Loop, West Point Texas 78963  
Phone No. (979) 242-3485

DATE	DESCRIPTION	CHARGES	CREDITS	BALANCE
3/03/2021	SURVEY MAP OF:  43.640 ACRES OF LAND OUT OF THE E. GREEN- WOOD LEAGUE, ABSTRACT NO. 26, IN BURLESON COUNTY, TEXAS, AND BEING THAT SAME (TRACT ONE-46.2 ACRES, TRACT TWO-1.0 ACRES, AND TRACT 3-2.0 ACRE) TRACTS OF LAND CONVEYED TO MAE DELL COWAN IN A DEED AS RECORDED IN VOLUME 799 PAGE 655 OF THE OFFICIAL RECORDS OF BURLESON COUNTY, TEXAS, AND BEING A PORTION OF THOSE CERTAIN (FIRST TRACT-8.0 ACRE AND SECOND TRACT-41.2 ACRE) TRACTS OF LAND CONVEYED TO J.D. COWAN AND MRS. MAE DELL COWAN IN A DEED AS RECORDED IN VOLUME 123 PAGE 344 OF THE DEED RECORDS OF BURLESON COUNTY, TEXAS, LOCATED AT 2881 F.M. 60 SOUTH, SOUTHWEST OF CALDWELL.	\$4000.00		
	TAX	\$ 270.00		
	TOTAL DUE			\$4270.00