



## FIELD NOTES

Being a 48.394 acre tract of land located in the Michael Andrews Survey, Abstract No. 68, in Colorado County, Texas. Said 48.394 acres being all of the remainder of a called 48.85 acre tract of land recorded in the name of Leslie E. Brandes in Volume 307, Page 448 (Second Tract) of the Colorado County Deed Records (C.C.D.R.), said 48.394 acre tract of land being more particularly described by metes and bound as follows. (Bearings are based on the Texas State Plane Coordinate System, South Central Zone, distances are surface and may be converted to grid by applying the average combined scale factor of 0.99986749179)

Beginning at a capped iron rod stamped "BEFCO" for the northwesterly corner of said 48.85 acre tract, said iron rod being the southwesterly corner of the remainder portion of a called 26.0481 acre tract recorded in the names of Loren and Brenda Cook in Volume 752, Page 832 of the C.C.D.R., said iron rod also being on the easterly Right-of-Way (R.O.W.) line of County Road 240, from which, a Type I concrete monument found bears North 01 degrees 37 minutes 33 seconds west, a distance of 556.41 feet, said monument being the northwesterly corner of said 26.0481 acre tract, also being the intersection point of the easterly R.O.W. line of said County Road 240 with the southerly R.O.W. line of Interstate Highway 10;

Thence, with the northerly line of said 48.85 acre tract and the southerly line of said 26.0481 acre tract, North 88 degrees 10 minutes 47 seconds East, passing at a distance of 1,638.82 feet a capped iron rod stamped "Landtech", said iron rod being the southeasterly corner of said 26.0481 acre remainder tract, said iron rod also being the southwesterly corner of a called 15.03 acre tract of land recorded in the name of Love's Travel Stops and Country Stores, Inc. in Volume 703, Page 149 of the C.C.D.R., in all, a total distance of 2,624.74 feet to a capped iron rod stamped "Landtech" found for the northeasterly corner of said 48.85 acre tract, said iron rod being the southeasterly corner of said 15.03 acre tract, said iron rod also being on the westerly R.O.W. Line of F.M. 155 (70' wide), as conveyed to the State of Texas in Volume 137, Page 207 of the C.C.D.R., from which a capped iron rod found stamped "BEFCO" bears North 85 degrees 01 minutes 45 seconds East, a distance of 2.45 feet;

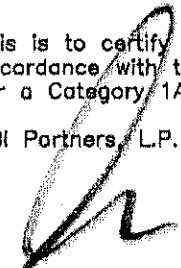
Thence, with the easterly line of said 48.85 acre tract and the westerly R.O.W. line of said F.M. 155, South 02 degrees 24 minutes 31 seconds East, a distance of 807.62 feet to a capped iron rod stamped "BEFCO" found for the southeasterly corner of said 48.85 acre tract, said iron rod being the northeasterly corner of a called 47.37 acre tract of land recorded in the name of Elmer Dreitner in Volume 770, Page 574 of the C.C.D.R., from which, a capped iron rod stamped "Civilcorp" found bears, South 01 degrees 53 minutes 54 seconds East, a distance of 942.67 feet;

Thence, with the southerly line of said 48.85 acre tract and the northerly line of said 47.37 acre tract, South 88 degrees 25 minutes 24 seconds West, passing at a distance of 1,716.43 feet, a capped iron rod stamped "Frank 5953" found for the most northerly northwest corner of said 47.37 acre tract, said iron rod being the northeasterly corner of a called 0.90 acre tract of land recorded in the name of BCS Investment Co., LLC in Volume 761, Page 119 (Second Tract) of the C.C.D.R., in all, a total distance of 2,632.43 feet to a capped iron rod found (name not legible) for the southwesterly corner of said 48.85 acre tract, said iron rod being the northwesterly corner of a called 5.61 acre tract recorded in the name of BCS Investment Co., LLC in Volume 761, Page 119 (First Tract) of the C.C.D.R., said iron rod being on the easterly R.O.W. line of aforesaid County Road 240, from which, a P-K nail found in a fence post bears South 08 degrees 48 minutes 32 seconds East, a distance of 321.72 feet for the southwesterly corner of said 5.61 acre tract;

Thence, with the westerly line of said 48.85 acre tract and the easterly R.O.W. line of County Road 240, North 01 degrees 51 minutes 55 seconds West, a distance of 796.38 feet to the Point of Beginning and containing 48.394 acre of land.

This is to certify that this plat and the survey on which it is based were prepared in accordance with the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II survey. Field Work was completed on August 11, 2018.

GBI Partners, L.P.

  
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