

NOTE: FIELD NOTES TO ACCOMPANY THIS PLAT.

PLAT OF SURVEY

NOTE: NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND PIPELINES OR UTILITIES.

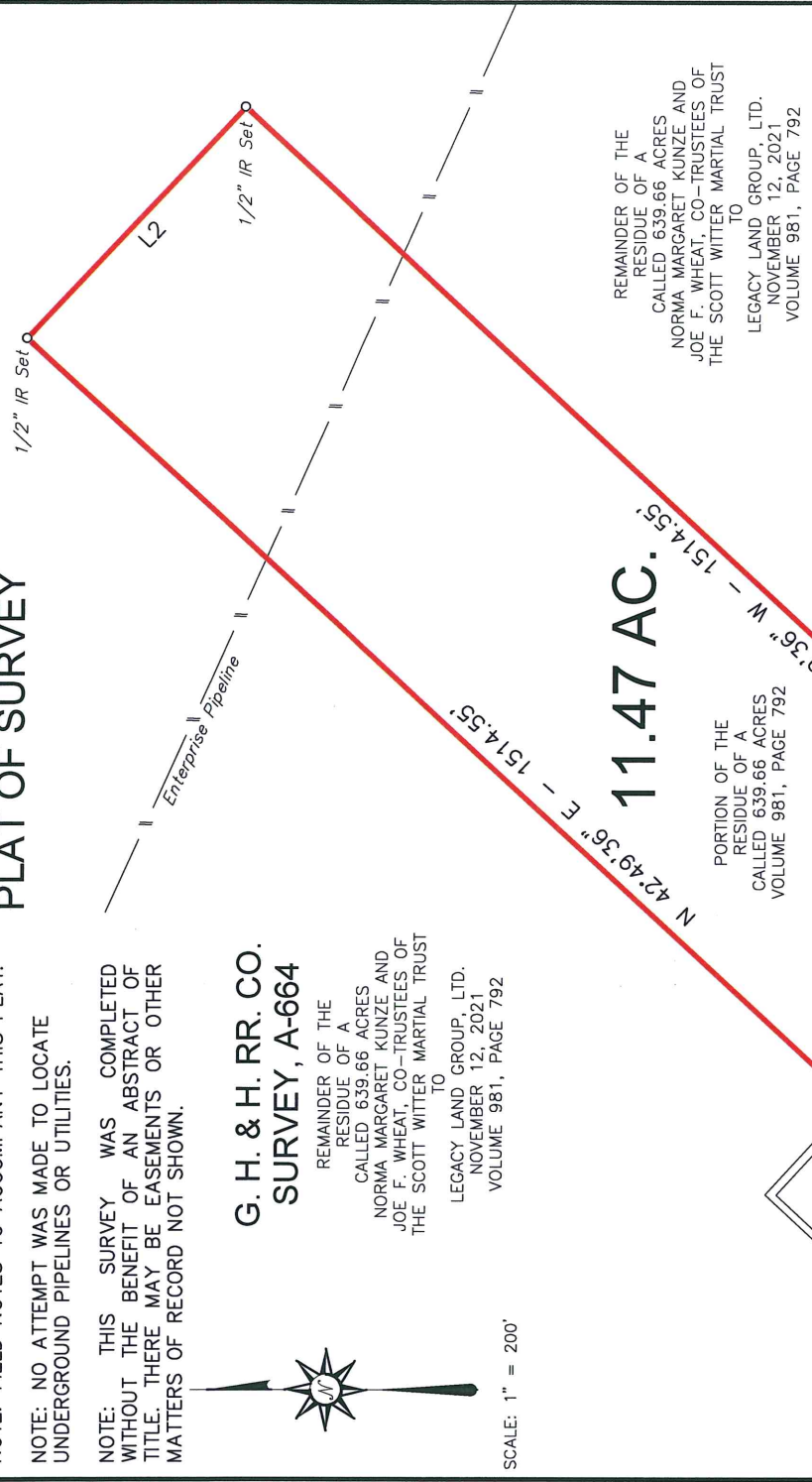
NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.



G. H. & H. RR. CO. SURVEY, A-664

REMAINDER OF THE RESIDUE OF A CALLED 639.66 ACRES NORMA MARGARET KUNZE AND JOE F. WHEAT, CO-TRUSTEES OF THE SCOTT WITTER MARTIAL TRUST TO LEGACY LAND GROUP, LTD. NOVEMBER 12, 2021 VOLUME 981, PAGE 792

SCALE: 1" = 200'



11.47 AC.

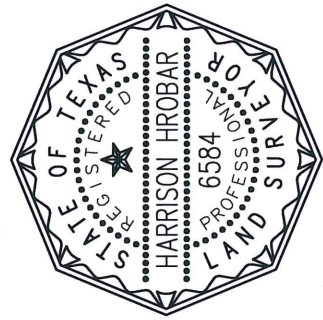
Point for Corner
1/2" IR Found bears:
N 43°26'00" W - 988.07'

P.O.B.: Point for Corner
1/2" IR Found bears:
S 48°16'57" E - 1549.68'

G. H. & H. RR. CO. SURVEY, A-251

CALLED 317.42 ACRES CHARLES RAY SKEETER, ET AL AS TRUSTEE OF SARA CARR REVOCABLE LIVING TRUST TO MARCIA MIKESKA RITCHIE JULY 28, 2014 VOLUME 760, PAGE 300

McDonald Road
(CR 218)



The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX South Central Zone - NAD 83)

I, Harrison Hrobar, do hereby state that this plat represents a survey made on the ground under my supervision during the month of September, 2021.

GIVEN UNDER MY HAND & SEAL, this the 28th day of June, 2022.

HARRISON HROBAR - R.P.L.S. No. 6584

JDS SURVEYING, INC.
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PROFESSIONAL SURVEYING & MAPPING
T.B.P.E.L.S. Firm Registration No. 10194118
159 W. Main, Van, TX 75790 - Phone: (903) 963-2333

LEGEND

Barbed Wire Fence	x
Powerline	—
Pipeline	—/—
POWER POLE	—
IRON ROD SET	•
IRON ROD FOUND	IRF
POINT FOR CORNER	PFC

LINE	BEARING	DISTANCE
L1	N 47°10'23"	W 330.00'
L2	S 47°10'23"	E 330.00'



DRAWN BY: SJ	SCALE: 1" = 200'
SURVEYED BY: JY	REF: DUCK HAVEN
DATE: 06-28-2022	JOB NO: 2629
	TRACT 42.DWG

PLAT OF SURVEY
11.47 ACRES LOCATED IN THE
G. H. & H. RR. CO. SURVEY, A-664
COLORADO COUNTY, TEXAS

JDS SURVEYING, INC.

T.B.P.E.L.S. Firm Registration No. 10194118

159 W. MAIN - VAN, TX 75790 – Phone: (903) 963-2333

11.47 ACRES

All that certain lot, tract or parcel of land located within the G. H. & H. RR. Co. Survey, Abstract No. 664 of Colorado County, Texas, being a portion of the residue of a called 639.66 acre tract as described in a deed from Norma Margaret Kunze and Joe F. Wheat, Co-Trustees of the Scott Witter Martial Trust to Legacy Land Group, Ltd., dated November 12, 2021 and recorded in Volume 981, Page 792 of the Official Records of Colorado County, Texas, and this 11.47 acre tract being more fully described as follows:

BEGINNING at a Point in McDonald Road (CR 218), the Northeast line a called 317.42 acre tract as described in a deed from Charles Ray Skeeter, et al, as Trustee of the Sara Carr Revocable Living Trust to Marcia Mikeska Ritchie, dated July 28, 2014 and recorded in Volume 760, Page 300, and the common line of said G. H. & H. RR. Co. Survey, Abstract No. 664, the G. H. & H. RR. Co. Survey, Abstract No. 251, from which a 1/2" Iron Rod Found for reference in the Northeast line of said McDonald Road and being in the Northwest line of a called 11.50 acre tract as described in a deed from Legacy Land Group, LTD to David Bueno Martin and Natalie Hastik Martin, dated April 11, 2022 and recorded in Volume 1001, Page 368, bears South 48 deg. 16 min. 57 sec. East, a distance of 1,549.68 feet;

THENCE North 47 deg. 10 min. 23 sec. West, with said McDonald Road, the Northeast line of said 317.42 acre tract, and the common line of said G. H. & H. RR. Co. Survey, Abstract No. 664 and said G. H. & H. RR. Co. Survey, Abstract No. 251, a distance of 330.00 feet to a Point for Corner, from which a 1/2" Iron Rod Found for reference in the Northeast line of said McDonald Road and being in the Southeast line of a called 11.03 acre tract as described in a deed from Legacy Land Group, Ltd. to Felix Murillo, dated March 4, 2022 and recorded in Volume 994, Page 54, bears North 45 deg. 26 min. 00 sec. West, a distance of 988.01 feet;

THENCE across said 639.66 acre tract, the following three (3) courses and distances:

North 42 deg. 49 min. 36 sec, East, passing a 1/2" Iron Rod Set for reference at 30.00 feet and continuing for a total distance of 1,514.55 feet to a 1/2" Iron Rod Set for corner;

South 47 deg. 10 min. 23 sec. East, a distance of 330.00 feet to a 1/2" Iron Rod Set for corner;

11.47 ACRES

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South 42 deg. 49 min. 36 sec. West, passing a 1/2" Iron Rod Set for reference at 1,484.55 feet and continuing for a total distance of 1,514.55 feet to the POINT OF BEGINNING AND CONTAINING 11.47 ACRES OF LAND, MORE OR LESS.

See Map No. 2629-Tract 42 prepared in conjunction with these field notes. The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX South Central Zone – NAD 83). I, Harrison Hrobar, do hereby state that the field notes hereon were prepared from a survey made on the ground under my supervision during the months of September and December, 2021.

GIVEN UNDER MY HAND & SEAL, this the 28th day of June, 2022.



Harrison Hrobar
Registered Professional Land Surveyor
State of Texas No. 6584

