

3S REAL ESTATE INVESTMENTS LLC
 CALLED 11,125.14 ACRES
 VOL. 880, PG. 614, D.R.C.C.T.

538.28'

N 41°08'48" E
 291.12'

P.O.B.

FND. 5/8" C.I.R.
 STAMPED
 "BAKER & LAWSON"

CALLLED 50.500 ACRES
 J & M PEARLAND BUSINESS, LLC
 AND
 TEAM HAPPY INVESTMENTS, LLC
 C.C.F.N. 22-3229
 O.P.R.C.C.T.

CALLLED 50.500 ACRES,
 J & M PEARLAND BUSINESS, LLC
 AND
 TEAM HAPPY INVESTMENTS, LLC
 C.C.F.N. 22-3229
 O.P.R.C.C.T.

10.100 AC.

S 48°51'12" E 1489.57'

N 48°51'12" W 1532.97'

S 32°40'02" W
 2,394.33'

COUNTY ROAD 207

JUNE WITTER GILLMAN
 CALLED 159.890 ACRES
 VOL. 352, PG. 29, D.R.C.C.T.
 (REF. VOL. 80, PG. 157, D.R.C.C.T.)

LEGEND
 C.C.F.N. = COUNTY CLERK'S FILE NUMBER
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS
 COLORADO COUNTY, TEXAS
 D.R.C.C.T. = DEED RECORDS COLORADO
 COUNTY TEXAS.
 P.O.C. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 C.I.R. = CAPPED IRON ROD
 I.R. = IRON ROD
 I.P. = IRON PIPE
 FND. = FOUND
 R.O.W. = RIGHT-OF-WAY
 VOL. = VOLUME
 PG. = PAGE
 ○ = FOUND MONUMENT AS NOTED
 ⊙ = SET 5/8" CIR "BAKER&LAWSON"

TRACT 3

REVISED:

FOR:
 ADDRESS:

NOTES:

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
2. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.

**BOUNDARY SURVEY
 10.100 ACRES**

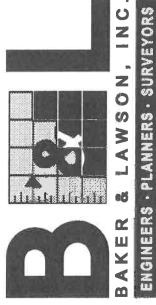
BEING A PORTION OF A CALLED 50.50 ACRE TRACT
 C.C.F.N. 22-3229
 O.P.R.C.C.T.

T. & N.O. R.R. COMPANY SURVEY NO. 9, ABSTRACT NO. 572
 COLORADO COUNTY, TEXAS

I HEREBY STATE THAT THIS PLAT REPRESENTS THE
 RESULTS OF A SURVEY MADE ON THE GROUND, UNDER
 MY SUPERVISION, ON THE 25TH DAY OF FEBRUARY,
 2022.

DJH 10/3/2022

DARREL HEIDRICH DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 5378



Baker & Lawson Inc.
 4005 Technology Dr., Suite 1530
 Angleton, TX 77515
 Phone # 979-849-6681
 www.bakerlawson.com
 Licensed Surveying Firm No. 10052500

JOB NO.: 15010

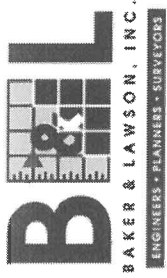
SCALE: 1" = 200'

DATE: 08/10/2022

DWG. NO.: 15010 TS LOT 3

DRAWN BY: JF/CAP

CHK. BY: DH



County: Colorado
Project: Tract 3 - 10.100 Acres
Job No.: 15010

FIELD NOTES FOR 10.100 ACRES

Being a 10.100 acre tract of land, located within the T. & N.O. R.R. Survey, No. 9, Abstract Number 572, in Colorado County, Texas, being a portion of a called 50.500 acre tract in the name of J & M Pearland Business, LLC, as recorded in County Clerks File No. (C.C.F.N.) 22-3229 of the Official Public Records, Colorado County, Texas (O.P.R.C.C.T.), being referred to herein after as the “above referenced tract of land”, said 10.100 acres being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

BEGINNING at a 5/8-inch capped iron rod, stamped “Baker & Lawson” set for corner, being on the North line of the above referenced tract, same being the South line of a called 11,125.14 acre tract, as recorded in Volume 880, Page 614, of the Colorado County Deed Records, (C.C.D.R.), from which a 5/8-inch capped iron rod, stamped “Baker & Lawson” found bears South 41°08’48” West, a distance of 538.28 feet, being the Northwest corner of the above referenced tract;

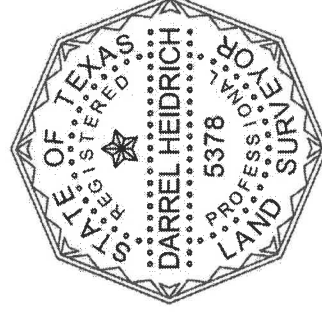
THENCE North 41°08’48” East, along Northwest line of the above referenced tract of land, same being the South line of said called 11,125.14 acre tract, a distance of 291.12 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for corner;

THENCE South 48°51’12” East, over and across the above referenced tract of land, a distance of 1,489.57 feet to a 5/8-inch capped iron rod, stamped “Baker & Lawson” set for corner, being on the Southeast line of the above referenced tract, same being the North Right-of-Way (R.O.W.) of County Road 207;

THENCE South 32°40’02” West, along the Southeast line of the above referenced tract of land, same being the Northwest R.O.W. line of said County Road 207, a distance of 294.33 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for corner;

THENCE North 48°51’12” West, over and across the above referenced tract of land, a distance of 1,532.97 feet to the **POINT OF BEGINNING** and containing 10.100 acres of land, more or less.

A boundary survey of the herein described tract has been prepared by Baker & Lawson Inc. and accompanies this metes and bounds description.



DJ HL 10/3/2022
Darrel Heidrich
Registered Professional Land Surveyor
Texas Registration No. 5840