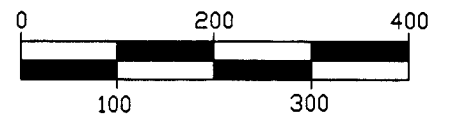


GRAPHIC SCALE



SCALE: 1"=200'

LEGEND

- - 1/2" Iron rod found (or as noted)
- - 1/2" Iron rod set
- - Concrete monument found
- x — - Wire fenceline
- □ — - Game proof fence

Bearings, distances and coordinates shown hereon are "GRID" based on the Texas State Plane Coordinate System - South Central Zone - NAD 83 (2011).

Convergence = +01'09"34"
Combined Factor = 0.999886671

NOTE: Subject tract is designated UNSHADED ZONE "X" according to F.E.M.A. Flood Insurance Rate Map No. 48089C0150D dated February 4, 2011.

Access to the subject tract is from the end of "Hayek Road" along a 20' wide easement as stated in (Vol. 162, Pg. 338 C.C.O.R.) to the subject tract.

EASEMENTS/ MATTERS OF RECORD (Commonwealth Land Title Insurance Company: GF No. CO-20-300 issued January 28, 2021 and effective January 13, 2021.

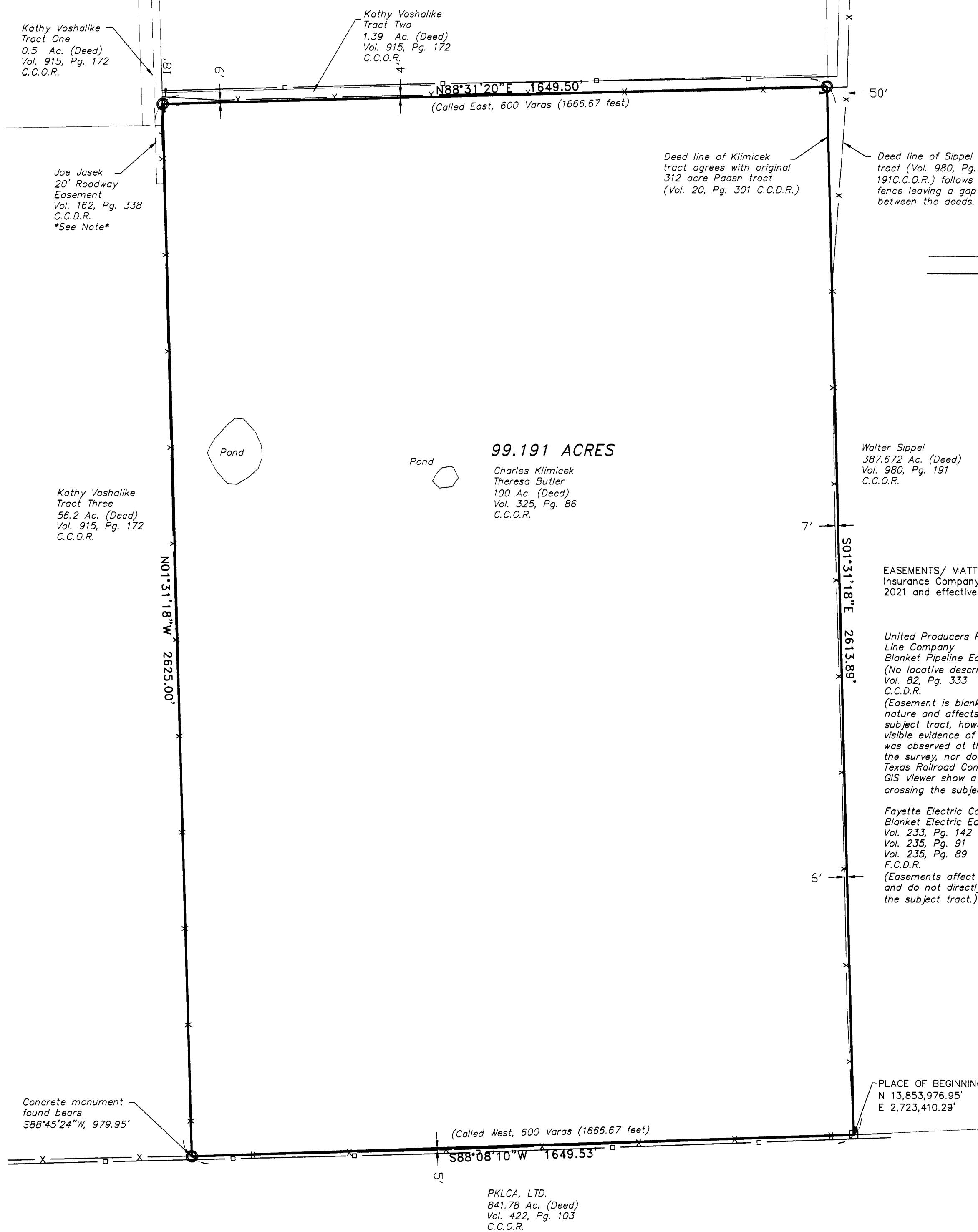
United Producers Pipe Line Company
Blanket Pipeline Easement
(No locative description)
Vol. 82, Pg. 333
C.C.O.R.
(Easement is blanket by nature and affects the subject tract, however no visible evidence of a pipeline was observed at the time of the survey, nor does the Texas Railroad Commission GIS Viewer show a pipeline crossing the subject tract.)

Fayette Electric Cooperative
Blanket Electric Easement
Vol. 233, Pg. 142
Vol. 235, Pg. 91
Vol. 235, Pg. 89
F.C.D.R.
(Easements affect Tract Two and do not directly affect the subject tract.)

State of Texas
Right-of-way Deed
Vol. 304, Pg. 42
F.C.D.R.
(Located within the right-of-way of "F.M. Highway 2503". Affects Tract Three and does not directly affect the subject tract.)

Intratex Gas Company
50' Pipeline Easement
Vol. 420, Pg. 574
F.C.D.R.
(Easement affects Tract Four and does not directly affect the subject tract.)

Aquila Southwest Pipeline Corporation
30' Pipeline Easement
Vol. 102B, Pg. 4
F.C.O.R.
(Easement affects Tract Three and does not directly affect the subject tract.)



99.191 ACRES

Charles Klimicek
Theresa Butler
100 Ac. (Deed)
Vol. 325, Pg. 86
C.C.O.R.

Walter Sippel
387.672 Ac. (Deed)
Vol. 980, Pg. 191
C.C.O.R.

Kathy Voshalike
Tract Three
56.2 Ac. (Deed)
Vol. 915, Pg. 172
C.C.O.R.

Kathy Voshalike
Tract One
0.5 Ac. (Deed)
Vol. 915, Pg. 172
C.C.O.R.

Joe Jasek
20' Roadway
Easement
Vol. 162, Pg. 338
C.C.O.R.
See Note

Concrete monument
found bears
S88°45'24"W, 979.95'

PKLCA, LTD.
841.78 Ac. (Deed)
Vol. 422, Pg. 103
C.C.O.R.

PLAT SHOWING THE SURVEY OF A 99.191 ACRE TRACT SITUATED IN THE A.C. HUNT SURVEY, A-336, IN COLORADO COUNTY, TEXAS AND BEING THAT SAME TRACT DESCRIBED AS 100 ACRES IN A DEED FROM JOE JASEK TO CHARLES KLIMICEK AND THERESA BUTLER, DATED DECEMBER 27, 1999 AND RECORDED IN VOLUME 325, PAGE 86 OF THE OFFICIAL RECORDS OF COLORADO COUNTY

STATE OF TEXAS
COUNTY OF COLORADO

I, Charles Tait, a Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of the survey, and that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition III TSPS Land Title Survey.

Charles Tait

Charles Tait, R.P.L.S.
Registration No. 6732
BEFCO ENGINEERING, INC.
Firm No. 10001700
La Grange, Texas
979-968-6474
May 27, 2022



TSPS LAND TITLE SURVEY

S:_PROJECTS\21-8264 KLIMICEK\DWG\21-8264C-TR-3.DWG
BEFCO Job No. 21-8264