

JDS SURVEYING, INC.

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

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

11.01 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 11.01 acre tract being more fully described as follows:

BEGINNING at a Point in Beal Road (CR 210), the common survey line of said G. H. & H. RR. Co. Survey, Abstract No. 664 and the G. H. & H. RR. Co. Survey, Abstract No. 250, and the common line of the residue of said 639.66 acre tract and a called 80 acre tract, described as Third Tract in a deed from The Estate of Edna F. Willis to John G. Cannon, dated May 7, 1991 and recorded in Volume 613, Page 386, from which a 5/8" Iron Rod Found for reference in the Southeast line of said 639.66 acre tract bears South 46 deg. 08 min. 31 sec. East, a distance of 1,026.19 feet;

THENCE across the residue of said 639.66 acre tract, the following courses and distances:

South 42 deg. 49 min. 36 sec. West, passing a 1/2" Iron Rod Set for reference at 30.00 feet, and continuing for a total distance of 1,557.57 feet to a 1/2" Iron Rod Set for corner;

South 48 deg. 11 min. 35 sec. East, a distance of 309.01 feet to a 1/2" Iron Rod Set for corner;

South 42 deg. 49 min. 31 sec. West, passing a 1/2" Iron Rod Set for reference at 1,081.76 feet in the edge of a 75' wide irrigation channel easement as described in Volume 102, Page 617, and continuing for a total distance of 1,119.27 feet to a Point For Corner in said irrigation channel easement;


North 48 deg. 11 min. 35 sec. West, a distance of 353.98 feet with said irrigation channel easement to a Point For Corner;

North 42 deg. 49 min. 31 sec. East, passing a 1/2" Iron Rod Set for reference at 37.51 feet in the edge of said irrigation channel easement, passing another 1/2" Iron Rod Set for reference at 2,647.62 feet, and continuing for a total distance of 2,677.62 feet to a Point For Corner in said Beal Road, the said survey line, and the Southwest line of said 80 acre tract, from which a Concrete Monument Found in the occupied Southeast right-of-way line of F.M. Highway 3013, same being the most easterly corner of a called 3.68 acre right-of-way easement to the State of Texas, dated December 18, 1970 and recorded in Volume 303, Page 222 bears North 47 deg. 33 min. 34 sec. West, a distance of 4,089.77 feet;

11.01 ACRES
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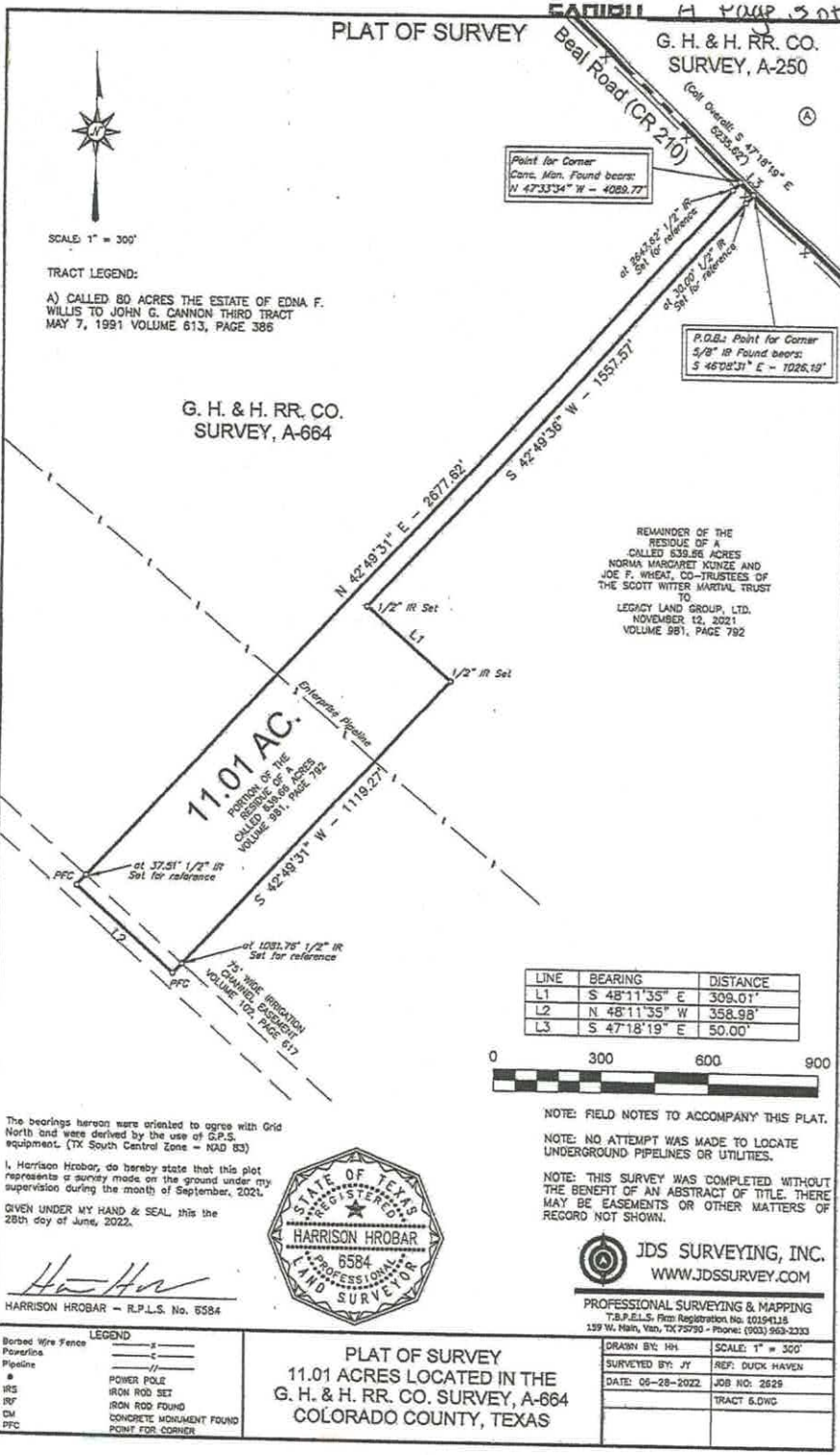
THENCE South 47 deg. 18 min. 19 sec. East, with said Beal Road, said survey line, and the Southwest line of said 30 acre tract, a distance of 50.00 feet to the POINT OF BEGINNING AND CONTAINING 11.01 ACRES OF LAND. See Map No. 2629-Tract 6 prepared in conjunction with these field notes. The bearings 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, 2021 and April, 2022.

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



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





SCALE: 1" = 300'

TRACT LEGEND:
 A) CALLED 80 ACRES THE ESTATE OF EDNA F. WILLIS TO JOHN G. CANNON THIRD TRACT MAY 7, 1991 VOLUME 613, PAGE 386

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

11.01 AC.
 PORTION OF THE A-664 SURVEY CALLED 80 ACRES VOLUME 981, PAGE 792

REMAINDER OF THE RESIDUE OF A CALLED 838.86 ACRES NORMA WINDOURET KNIZE AND JOE F. WHEAT, CO-TRUSTEES OF THE SCOTT WITTER MARITAL TRUST TO LEGACY LAND GROUP, LTD. NOVEMBER 12, 2021 VOLUME 981, PAGE 792

LINE	BEARING	DISTANCE
L1	S 48°11'35" E	309.01'
L2	N 48°11'35" W	358.98'
L3	S 47°18'19" E	50.00'



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, 2023.



NOTE: FIELD NOTES TO ACCOMPANY THIS PLAT.
 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.

JDS SURVEYING, INC.
 WWW.JDSSURVEY.COM

PROFESSIONAL SURVEYING & MAPPING
 T.B.P.E.L.S. Firm Registration No. 00194118
 159 W. Main, Van, TX 75790 - Phone: (903) 963-2333

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

LEGEND	
Borned Wire Fence	—x—
Powerline	—c—
Pipeline	—H—
●	POWER POLE
IR	IRON ROD SET
IRF	IRON ROD FOUND
CM	CONCRETE MONUMENT FOUND
PFC	POINT FOR CORNER

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

DRAWN BY: MH	SCALE: 1" = 300'
SURVEYED BY: JY	REF: DUDK HAVEN
DATE: 06-28-2022	JOB NO: 2628
	TRACT 6.DWG

STATE OF TEXAS COUNTY OF COLORADO
 I hereby certify that this instrument was FILED on the date and time stamped hereon by me; and was duly RECORDED to the Volume and Page of the OFFICIAL RECORDS of Colorado County, Texas and stamped hereon by me, on

DEC 14 2023

Kimberly Menke
 KIMBERLY MENKE
 COUNTY CLERK, COLORADO COUNTY, TEXAS

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2023 DEC 13 AM 10:30
 KIMBERLY MENKE
 COUNTY CLERK
 FILED FOR RECORD
 COLORADO COUNTY, TX
 5210