

STATE OF TEXAS

PEGGY DEBOLT
DENISE ROPER
TRACT 2
2.559 ACRES

COUNTY OF COLORADO

All that certain tract or parcel of land containing **2.559 acres** situated in the J.M. Steiner Survey, A-526, in Colorado County, Texas and being a portion of Lot 19 and Lot 20 of J.R. Westmoreland's Truck Farm Subdivision recorded in Volume 34, Page 508 of the Deed Records of Colorado County and being a portion of that same tract described as 20 acres "First Tract" in a deed from Patrice Roper, et al, to Kenneth A. Austin dated March 14, 2018 and recorded in Volume 861, Page 772 of the Official Records of Fayette County, said **2.559 acre** tract being more particularly described by metes and bounds as follows:
Beginning at a 3/8" iron rod found inside a 3" iron pipe found in the Southwest right-of-way of "Clipson Road" (County maintained public roadway-50 foot right-of-way) for the North corner of a (called) 1 acre Willie Emmel tract (Vol. 189, Pg. 461 C.C.D.R.), the East corner of said Lot 20, the East corner of said 20 acre Austin tract, the East corner of a 14.238 acre "Tract 1" also surveyed this date and the PLACE OF COMMENCING, said point having a coordinate value of N=13,776,425.34 feet and E= 2,813,820.52 feet according to the Texas State Plane Coordinate System - South Central Zone - NAD 83(2011), from which a 3/4" iron pipe found bears South 43 degrees 51 minutes 07 seconds East, 213.66 feet;

Thence North 43 degrees 51 minutes 07 seconds West, 350.40 feet along the Southwest right-of-way of said "Clipson Road" to a 1/2" iron rod set for the Easterly North corner of said 14.238 acre "Tract 1" also surveyed this date, the East corner of the herein described tract and the **PLACE OF BEGINNING**;

Thence departing said "Clipson Road" across and severing said Austin tract, along the Westley and Northerly lines of said 14.238 acre "Tract 1" also surveyed this date as follows:

South 44 degrees 01 minutes 32 seconds West, 497.22 feet to a point in pond for the South corner of the herein described tract, from which a 1/2" iron rod set bears North 44 degrees 01 minutes 09 seconds East, 9.81 feet;

North 47 degrees 09 minutes 36 seconds West, 241.77 feet to a 1/2" iron rod set for the South corner of a 3.185 acre "Tract 3" also surveyed this date and the West corner of the herein described tract;

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2.559 ACRES
PAGE 2 OF 3

Thence **North 48 degrees 35 minutes 53 seconds East**, departing said 14.238 acre tract, **511.30 feet** along the Southeast line of said 3.185 acre "Tract 3" also surveyed this date to a 1/2" iron rod set in the Southwest right-of-way of said "Clipson Road" for the East corner of said 3.185 acre "Tract 3" also surveyed this date and the North corner of the herein described tract, from which a 1/2" iron rod found bears North 43 degrees 51 minutes 07 seconds West, 282.70 feet;

Thence **South 43 degrees 51 minutes 07 seconds East, 201.09 feet** along the Southwest right-of-way of said "Clipson Road" to the **PLACE OF BEGINNING** and containing **2.559 acres**.

Bearings, distances and coordinates used herein are "GRID" based on the Texas State Plane Coordinate System - South Central Zone - NAD 83 (2011). Convergence = +01 degree 18 minutes 10 seconds. Combined factor = 0.999869665.

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I, Charles Tait, a Registered Professional Land Surveyor, do hereby certify the foregoing field notes to be true and correct to the best of my knowledge and belief.

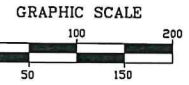
BEFCO ENGINEERING, INC.
Firm No. 10001700
Consulting Engineering & Land Surveying



Charles Tait, R.P.L.S.
Registration No. 6732
March 18, 2024

BEFCO Job No. 24-8969 TR-2





SCALE: 1"=100'

LEGEND

- ⊙ - 1/2" Iron rod found (or as noted)
- - 1/2" Iron rod set
- - Concrete monument found
- E — Overhead electric line
- ⊠ - Gas meter
- ⊕ - Utility Pole
- ⊞ - Telephone pedestal
- ⊟ - Septic tank
- P — Pipeline marker
- X — Wire fence/line
- - Chain link fence

***UNDERGROUND UTILITIES NOTE:**
 Location of underground utilities shown hereon is approximate only and is based on a combination of "record" easement descriptions, visible evidence found at time of survey and "Texas Railroad Commission Public GIS Viewer" mapping. Other underground facilities may exist on the property and actual location may differ from those shown hereon.

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

Convergence = +01'18"10"
 Combined Factor = 0.999889665

A portion of the subject tract (as shown) is designated "Zone A" according to FEMA Flood Insurance Rate Map of Colorado County, Community Panel # 48089C0455D, dated February 4, 2006. Remainder of the tract is designated Unshaded "Zone X".

EASEMENTS/ MATTERS OF RECORD
 (National Investors Title Insurance Company, OF No. C24-0104 issued February 1, 2024 and effective January 31, 2024.


Central Power & Light Company
 Blanket electric easement
 Vol. 188, Pg. 605
 Vol. 497, Pg. 276
 C.C.D.R.
 (No locative description)

Shell Pipeline Corporation
 Blanket pipeline easement
 Vol. 133, Pg. 226
 C.C.D.R.
 (No locative description)

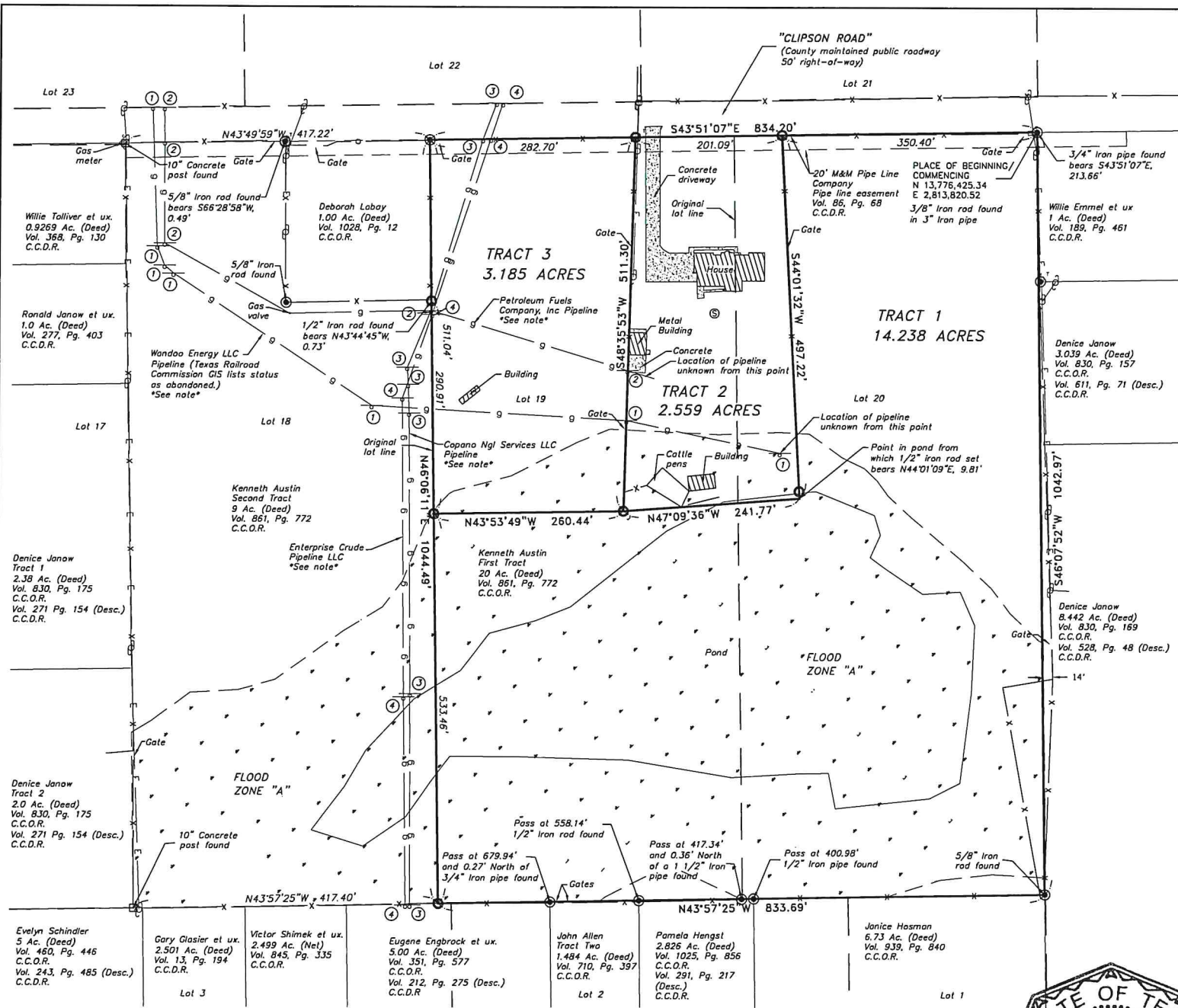
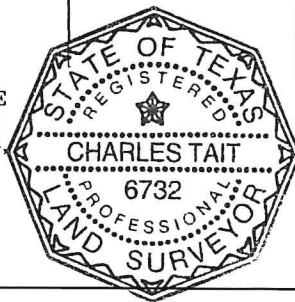
M&M Pipe Line Company
 Pipeline easement
 Vol. 86, Pg. 68
 C.C.D.R.
 (Shown hereon)

STATE OF TEXAS
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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 II TSPS Land Title Survey.



Charles Tait, R.P.L.S.
 Registration No. 6732
 BEFCO ENGINEERING, INC.
 Firm No. 10001700
 La Grange, Texas
 979-968-6474
 March 18, 2024



1	Aurora
2	Petroleum Fuels Company
3	Kinder Morgan
4	Enterprise Crude

PLAT SHOWING THE SURVEY AND DIVISION OF A 19.982 ACRE TRACT SITUATED IN THE J. M. STEINER SURVEY, A-526, IN COLORADO COUNTY, TEXAS, BEING ALL OF LOTS 19 AND 20 OF J.R. WESTMORELAND'S TRUCK FARM SUBDIVISION RECORDED IN VOLUME 34, PAGE 508 OF THE DEED RECORDS OF COLORADO COUNTY AND BEING ALL OF THAT SAME TRACT DESCRIBED AS 20 ACRES "FIRST TRACT" IN A DEED FROM PATRICE ROPER, ET AL, TO KENNETH A. AUSTIN, DATED MARCH 14, 2018 AND RECORDED IN VOLUME 861, PAGE 772 OF THE OFFICIAL RECORDS OF COLORADO COUNTY