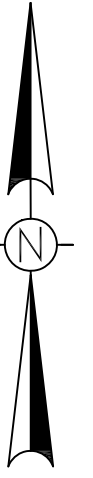


# FAYETTE COUNTY, TEXAS

## ADAM ZUMWALT JR SURVEY, ABSTRACT NO. 118



SCALE: 1" = 100'  
100' 50' 0 100'

ORIGINAL SHEET SIZE = 22" X 34"

ZACKARY ROSS EKBLAD-FRANK  
CALLED 21.00 ACRES  
INSTRUMENT NO. 21-08859  
O.R.F.C.,TX

MARLA MAHLMANN CLARKSON AND TODD FORREEST  
CLARKSON  
CALLED 19.00 ACRES  
INSTRUMENT NO. 21-06930  
O.R.F.C.,TX

WILLIAM R. BREEN AND TERRI BREEN  
CALLED 24.00 ACRES  
INSTRUMENT NO. 21-08913  
O.R.F.C.,TX

FOUND 5/8" IRON ROD  
WITH CAP "COLE  
BARTON RPLS 6368"

N89°02'41"E 661.74'

179.91'

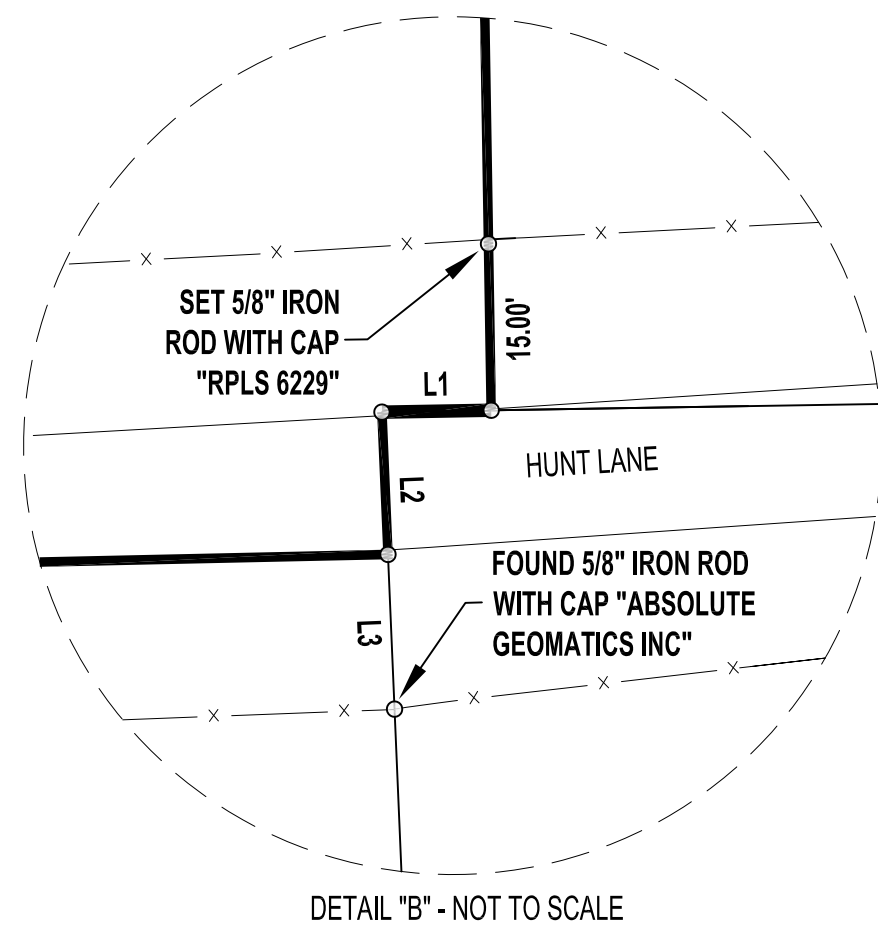
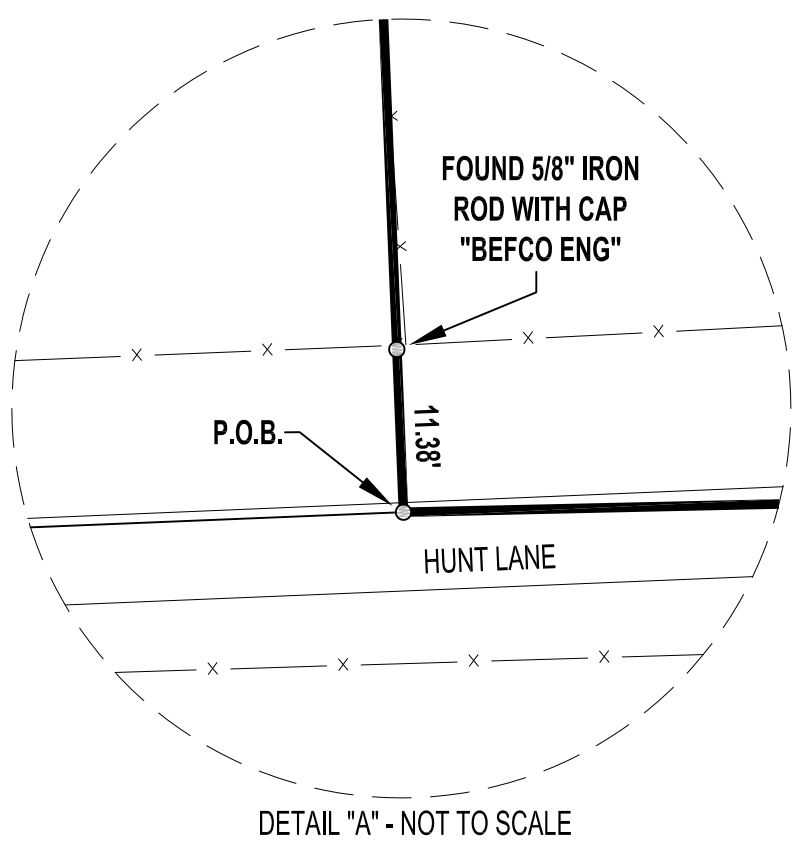
FOUND 5/8" IRON ROD  
WITH CAP "COLE  
BARTON RPLS 6368"

POINT FROM WHICH A FOUND  
5/8" IRON ROD WITH CAP  
"COLE BARTON RPLS 6368"  
BEARS S89°02'41"W 1.56'

S89°03'51"W 296.41'

**LEGEND**

- P.O.B. = POINT OF BEGINNING
- O.R.F.C.,TX - OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS
- D.R.F.C.,TX = DEED RECORDS OF FAYETTE COUNTY, TEXAS
- x — = BARBED WIRE FENCE



ANASTASIO OROSCO AND  
MARY E. OROSCO  
CALLED 30 ACRES  
VOLUME 507, PAGE 293  
D.R.F.C.,TX

HOG WILD PROPERTY GROUP, LLC  
RESIDUE OF CALLED 363.43 ACRES  
INSTRUMENT NO. 21-03197  
O.R.F.C.,TX

HOG WILD PROPERTY GROUP, LLC  
RESIDUE OF CALLED 363.43 ACRES  
INSTRUMENT NO. 21-03197  
O.R.F.C.,TX

TRACT 19

TRACT 20

**21.615 ACRES**

N02°19'33"W 1,464.27'

S00°56'09"E 1,442.58'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°03'51"W	8.32'
L2	S02°26'07"E	18.13'
L3	S02°26'07"E	16.42'

**SCHEDULE B ITEMS:**

- RIGHT OF WAY AGREEMENT TO SHELLMAN DRILLING COMPANY RECORDED IN VOLUME 423, PAGE 552 D.R.F.C.,TX AFFECTS SUBJECT PROPERTY. CANNOT BE SHOWN AS IT IS BLANKET IN NATURE
- EASEMENT TO SCURLOCK OIL CO. RECORDED IN VOLUME 200, PAGE 116 D.R.F.C.,TX DOES NOT AFFECT SUBJECT PROPERTY
- RIGHT OF WAY EASEMENT TO FAYETTE ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 476, PAGE 86 D.R.F.C.,TX AFFECTS SUBJECT PROPERTY. CANNOT BE SHOWN AS IT IS BLANKET IN NATURE
- RIGHT OF WAY AGREEMENT TO CEN-TEX GAS COMPANY RECORDED IN VOLUME 589, PAGE 182 D.R.F.C.,TX DOES NOT AFFECT SUBJECT PROPERTY
- RIGHT OF WAY EASEMENT TO BALCONES MINERALS CORPORATION RECORDED IN VOLUME 967, PAGE 301 O.R.F.C.,TX DOES NOT AFFECT SUBJECT PROPERTY
- RIGHT OF WAY EASEMENT TO FAYETTE WATER SUPPLY CORPORATION RECORDED IN VOLUME 1157, PAGE 744 O.R.F.C.,TX AFFECTS SUBJECT PROPERTY. CANNOT BE SHOWN AS IT IS BLANKET IN NATURE
- COCHRAN FAMILY CEMETERY RESERVED IN VOLUME 356, PAGE 569 D.R.F.C.,TX DOES NOT AFFECT SUBJECT PROPERTY
- 40' ROAD DESCRIBED IN VOLUME 334, PAGE 39 D.R.G.C.,TX OFF THE EAST LINE DOES NOT AFFECT SUBJECT PROPERTY BUT THE ROAD APPROXIMATELY 4 VARAS WIDE (11.11 FEET) ALONG THE SOUTH LINE ALSO DESCRIBED IN VOLUME 334, PAGE 39 D.R.G.C.,TX DOES AFFECT THE SUBJECT PROPERTY AS SHOWN AND IS UTILIZED AS HUNT LANE
- RIGHT OF WAY AGREEMENT TO THE MILWHITE CO., INC. RECORDED IN VOLUME 352, PAGE 389 D.R.G.C.,TX DOES NOT AFFECT SUBJECT PROPERTY
- WATER LINE EASEMENT RECORDED IN VOLUME 1106, PAGE 743 O.R.G.C.,TX AFFECTS SUBJECT PROPERTY. CANNOT BE SHOWN AS IT IS BLANKET IN NATURE.
- WATER LINE EASEMENT RECORDED IN VOLUME 1056, PAGE 935 O.R.G.C.,TX AFFECTS SUBJECT PROPERTY. CANNOT BE SHOWN AS IT IS BLANKET IN NATURE.
- RIGHT OF WAY EASEMENT TO BALCONES MINERALS CORPORATION RECORDED IN VOLUME 773, PAGE 68 O.R.G.C.,TX DOES NOT AFFECT SUBJECT PROPERTY
- RIGHT OF WAY EASEMENT RECORDED IN VOLUME 2003, PAGE 537 O.R.F.C.,TX AFFECTS SUBJECT PROPERTY. CANNOT BE SHOWN AS IT IS BLANKET IN NATURE.

P.O.B.

SEE DETAIL "A"

S88°45'11"W 618.39'

HUNT LANE  
(R.O.W. WIDTH VARIES)  
VOLUME 334, PAGE 39  
D.R.F.C.,TX

SEE DETAIL "B"

CAD PROPERTY GROUP, LLC  
CALLED 203.01 ACRES  
INSTRUMENT NO. 21-03194  
O.R.F.C.,TX

KYLE HUNT ESTATE, LLC  
FOURTH TRACT: CALLED 47.02 ACRES  
VOLUME 1198, PAGE 427  
O.R.F.C.,TX



THIS SURVEY WAS PERFORMED ON THE GROUND BY ME, OR UNDER MY SUPERVISION AND COMPLIES WITH THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEY PRACTICE ACT AS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS

*Donald Ray Hunter, Jr.*  
05/19/2022

DONALD RAY HUNTER, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6229

DATE SURVEYED: MAY 6, 2022 BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (2011), SOUTH CENTRAL ZONE, US SURVEY FEET.

**NOTES:**

- LAND SURVEY OF A 21.615 ACRE TRACT OF LAND OUT OF AND A PART OF A CALLED 363.43 ACRE TRACT RECORDED IN INSTRUMENT NO. 21-03197 O.R.F.C.,TX
- THIS SURVEY HAS BEEN PREPARED FROM INFORMATION CONTAINED IN THE COMMITMENT FOR TITLE INSURANCE REFERENCED IN GF NO. FA-22-270, EFFECTIVE MAY 3, 2022
- REFERENCE IS HEREIN MADE TO THE METES AND BOUNDS DESCRIPTION ACCOMPANYING THIS SKETCH

LAND SURVEY OF 21.615 ACRES OF LAND OUT OF AND A PART OF A CALLED 363.43 ACRE TRACT			
PROPERTY ADDRESS HUNT LANE, WAELDER, TX 78959			
REV.	DATE	BY	DESCRIPTION
1	5/19/22	DRH	ADDED IN SCHEDULE B ITEM NOTES
PROJECT NO.		22-092	
DRAWN BY: KLH		DATE: 05/09/2022	DWG. NO.
CHECKED BY: DRH		DATE: 05/19/2022	REV.
SCALE: 1" = 100'		APP.: DRH	22-092-001
PREPARED BY: HLS SERVICES, LLC 15803 ROSE PINE CT., CYPRESS, TX 77429 PHONE: (832) 690-9007 FIRM NO. 10194614		1	

Adam Zumwalt Jr Survey, Abstract No. 118  
Fayette County, Texas  
21.615 acres  
Project No. 22-092

METES AND BOUNDS DESCRIPTION OF A 21.615 ACRE TRACT OF LAND OUT OF AND A PART OF A CALLED 363.43 ACRE TRACT OF LAND DESCRIBED IN DEED TO HOG WILD PROPERTY GROUP, LLC RECORDED IN INSTRUMENT NO. 21-03197 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS (O.R.F.C.,TX) AND SITUATED IN THE ADAM ZUMWALT JR SURVEY, ABSTRACT NO. 118 IN FAYETTE COUNTY, TEXAS. SAID 21.615 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a point in the north line of a called 47.02 acre tract of land known as Fourth Tract described in deed to Kyle Hunt recorded in Volume 1198, Page 427 O.R.F.C.,TX within Hunt Lane marking the southwest corner of said 363.43 acre tract and the southeast corner of a called 30 acre tract of land described in deed to Anastasio Orosco and Mary E. Orosco recorded in Volume 507, Page 293 of the Deed Records of Fayette County, Texas (D.R.F.C.,TX) from which a found 5/8 inch iron rod with cap stamped "BEFCO ENG" bears North 02 degrees 19 minutes 33 seconds West 11.38 feet;

**Thence** with the west line of said 363.43 acre tract and the east line of said 30 acre tract **North 02 degrees 19 minutes 33 seconds west 1,464.27 feet** to a found 3/4 inch iron rod in the south line of called 21.00 acre tract of land described in deed to Zackary Ross Ekblad-Frank recorded in Instrument No. 21-08859 O.R.F.C.,TX marking an interior corner of said 363.43 acre tract and the northeast corner of said 30 acre tract from which a found 5/8 inch iron rod with cap stamped "Cole Barton RPLS 6368" marking the southwest corner of said 21.00 acre tract bears South 89 degrees 03 minutes 51 seconds West 296.41 feet;

**Thence** on over and across said 363.43 acre tract and with the south line of said 21.00 acre tract **North 89 degrees 02 minutes 41 seconds East** at 179.91 feet **passing** a found 5/8 inch iron rod with cap stamped "Cole Barton RPLS 6368" marking the southeast corner of said 21.00 acre tract and the southwest corner of a called 19.00 acre tract described in deed to Marla Mahlmann Clarkson and Todd Forrest Clarkson recorded in Instrument No. 21-06930 O.R.F.C.,TX and continuing in all a **total distance of 661.74 feet** to a point marking the northeast corner of the herein described tract and the northwest corner of a 26.615 acre tract surveyed this day from which a found 5/8 inch iron rod with cap stamped "Cole Barton RPLS 6368" marking the southeast corner of said 19 acre tract and the southwest corner of a called 24.00 acre tract of land described in deed to William R. Breen and Terri Breen recorded in Instrument No. 21-08913 O.R.F.C.,TX bears South 89 degrees 02 minutes 41 seconds West 1.56 feet;

**Thence** continuing on, over and across said 363.43 acre tract and with the west line of a 26.615 acre tract this day surveyed **South 00 degrees 56 minutes 09 seconds East** at 1,427.58 feet **passing** a set 5/8 inch iron rod with cap stamped "RPLS 6229" and continuing in all a **total distance of 1,442.58 feet** to a point within Hunt Lane, the south line of said 363.43 acre tract and the north line of a called 203.01 acre tract of land described in deed to CAD Property Group, LLC recorded in Instrument No. 21-03194 O.R.F.C.,TX;

**Thence** continuing on, over and across Hunt Lane, with the south line of said 363.43 acre tract and the north line of said 203.01 acre tract the following two (2) courses:

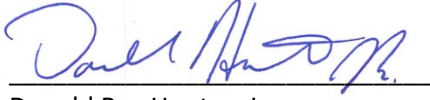
1. **South 89 degrees 03 minutes 51 seconds West 8.32 feet** to a point marking an interior corner of said 363.43 acre tract and the northwest corner of said 203.01 acre tract;
2. **South 02 degrees 26 minutes 07 seconds East 18.13 feet** to a point marking the northeast corner of said 47.02 acre tract from which a found 5/8 inch iron rod with cap stamped "Absolute Geomatics" bears South 02 degrees 26 minutes 07 seconds East 16.42 feet;

**Thence** with the south line of said 363.43 acre tract and the north line of said 47.02 acre tract **South 88 degrees 45 minutes 11 seconds West 618.39 feet** to the **POINT OF BEGINNING** of the herein described tract and containing 21.615 acres within these metes and bounds.

Reference is herein made to the sketch accompanying this metes and bounds description

Adam Zumwalt Jr Survey, Abstract No. 118  
Fayette County, Texas  
21.615 acres  
Project No. 22-092

Bearing Basis: All bearings shown herein are referenced to the Texas Coordinate System of 1983 (2011), South Central Zone, U.S. Survey Feet derived from G.P.S. observations.



Donald Ray Hunter, Jr.  
Registered Professional Land Surveyor  
No. 6229 – State of Texas  
Prepared by: HLS Services, LLC  
15803 Rose Pine Ct., Cypress, Tx. 77429

