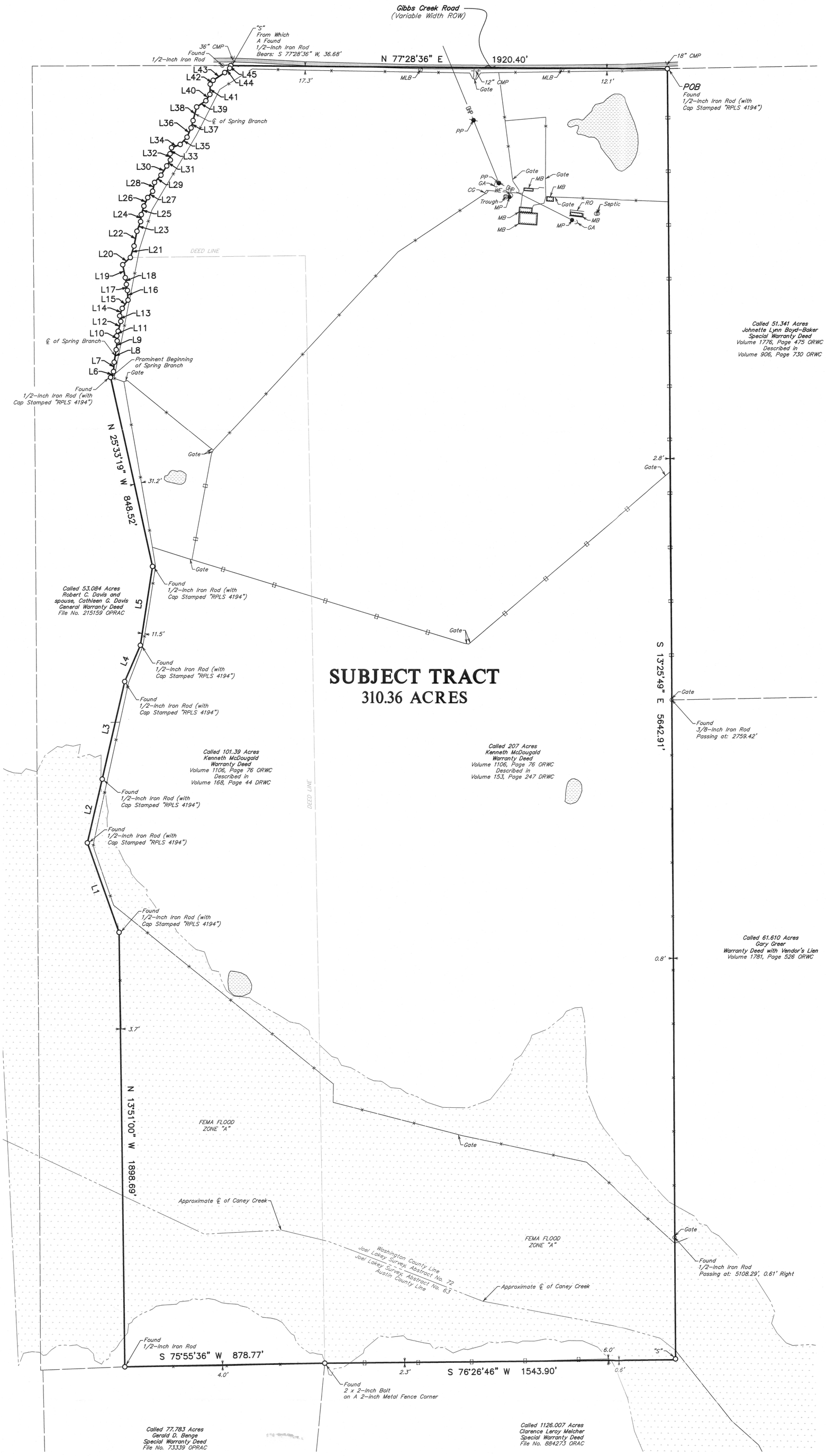

ADJOINER LINE
APPROXIMATE FEMA FLOOD LINE
APPROXIMATE SURVEY/COUNTY LINE
BARBED WIRE FENCE
BOUNDARY LINE
DEED LINE
EASEMENT
HOG-WIRE FENCE
OHP OVERHEAD POWER

NORTH
SCALE: 1" = 200'
0 200 400 600

LINE	BEARING	DISTANCE
L1	N 32°40'49" W	415.77'
L2	N 00°06'46" E	286.44'
L3	N 00°02'18" W	436.86'
L4	N 10°30'16" E	172.14'
L5	N 04°15'58" W	349.51'
L6	N 13°58'54" E	28.45'
L7	N 08°45'15" W	40.75'
L8	N 03°58'36" W	54.88'
L9	N 06°39'07" W	38.22'
L10	N 16°46'29" W	22.27'
L11	N 03°18'50" E	20.72'
L12	N 01°59'25" E	44.23'
L13	N 24°06'22" W	24.64'
L14	N 05°26'19" E	34.87'
L15	N 22°03'37" E	44.78'
L16	N 16°42'13" W	42.66'
L17	N 22°34'52" W	27.08'
L18	N 22°16'41" W	30.13'
L19	N 24°05'23" W	58.06'
L20	N 33°53'03" E	46.06'
L21	N 04°59'29" E	52.39'
L22	N 01°46'48" W	65.74'
L23	N 07°55'01" E	44.91'
L24	N 07°14'38" W	30.39'
L25	N 03°55'56" E	38.80'
L26	N 11°25'37" E	40.48'
L27	N 24°43'00" E	34.99'
L28	N 00°29'15" W	39.12'
L29	N 28°20'43" E	42.78'
L30	N 19°05'57" E	47.96'
L31	N 17°52'11" E	30.56'
L32	N 15°46'30" W	27.42'
L33	N 00°44'29" E	27.45'
L34	N 56°16'03" E	40.74'
L35	N 29°49'58" E	43.98'
L36	N 10°40'10" E	44.63'
L37	N 02°22'50" E	33.25'
L38	N 01°48'03" E	61.61'
L39	N 43°04'34" E	48.65'
L40	N 19°11'09" E	33.02'
L41	N 11°02'44" W	44.20'
L42	N 24°14'36" E	21.37'
L43	N 43°12'50" E	61.14'
L44	N 35°52'13" E	29.37'
L45	N 08°00'18" E	12.18'

LEGEND:

CG	CATTLE GUARD
CMP	CORRUGATED METAL PIPE
DRWC	DEED RECORDS OF WASHINGTON COUNTY
GA	GUY ANCHOR
MB	METAL BUILDING
MLB	MAILBOX
MP	METER POLE
OPRAC	OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY
ORAC	OFFICIAL RECORDS OF AUSTIN COUNTY
ORWC	OFFICIAL RECORDS OF WASHINGTON COUNTY
PFC	POINT-FOR-CORNER
PP	POWER POLE
POB	POINT OF BEGINNING
RO	ROOF OVERHANG
"S"	SET 5/8-INCH IRON ROD (WITH CAP STAMPED "QUIDDITY ENG")
WE	WATER WELL
O	POINT-FOR-CORNER (UNLESS NOTED OTHERWISE)

ASPHALT
FEMA FLOOD ZONE "A"
GRAVEL
POND

McDougald Tract
310.36 Acres

Joel Lakey Survey, Abstract No. 72
Joel Lakey Survey, Abstract No. 63

STATE OF TEXAS §

COUNTY OF WASHINGTON AND AUSTIN §

A METES & BOUNDS description of a certain 310.36 acre tract situated in the Joel Lakey Survey, Abstract No. 72 in Washington County, Texas and in the Joel Lakey Survey, Abstract No. 63 in Austin County, Texas, being all of a called 207 acre tract conveyed by Warranty Deed to Kenneth McDougald recorded in Volume 1106, Page 76 of the Official Records of Washington County (ORWC) described in Volume 153, Page 247 of the Deed Records of Washington County (DRWC) and all of a called 101.39 acre tract conveyed by Warranty Deed to Kenneth McDougald recorded in Volume 1106, Page 76 ORWC described in Volume 168, Page 44 DRWC; said 310.36 acre tract being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, Central Zone (4203);

BEGINNING at a found 1/2-inch iron rod, marking the northeast corner of the herein described subject tract, being common with the northeast corner of said 207 acre tract, the northwest corner of a called 51.341 acre tract conveyed by Special Warranty Deed to Johnette Lynn Boyd-Baker recorded in Volume 1776, Page 475 ORWC described in Volume 906, Page 730 ORWC, and in the fenced right-of-way of Gibbs Creek Road (variable width right-of-way);

THENCE South 13°25'49" East, along the common line of said 207 acre tract and said 51.341 acre tract, passing at 2759.42 feet a found 3/8-inch iron rod, being the northwest corner of a called 61.610 acre tract conveyed by Warranty Deed with Vendor's Lien to Gary Greer recorded in Volume 1781, Page 526 ORWC, passing at 5108.29 feet, 0.61 feet to the right a found 1/2-inch iron rod for reference, continuing in all a total distance of 5642.91 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the southeast corner of the herein described subject, being common with the southeast corner of said 207 acre tract and a north corner of a called 1126.007 acre tract conveyed by Special Warranty Deed to Clarence Leroy Melcher recorded in File No. 884273 of the Official Records of Austin County (ORAC);

THENCE South 76°26'46" West, along the common line of said 207 acre tract and said 1126.007 acre tract, 1543.90 feet to a found 2x2-inch bolt on a 2-inch metal fence corner, marking a south angle of the herein described subject tract, being common with the southwest corner of said 207 acre tract, the southeast corner of aforementioned 101.39 acre tract, the northwest corner of said 1126.007 acre tract, and the northeast corner of a called 77.783 acre tract conveyed by Special Warranty Deed to Gerald D. Benge recorded in File No. 73339 of the Official Public Records of Austin County (OPRAC);

THENCE South 75°55'36" West, along the common line of said 101.39 acre tract and said 77.783 acre tract, 878.77 feet to a found 1/2-inch iron rod, marking the southwest corner of the herein described subject tract, being common with the southwest corner of said 101.39 acre tract and the southeast corner of a called 53.084 acre tract conveyed by General Warranty Deed to Robert C. Davis and spouse, Cathleen G. Davis recorded in File No. 215159 OPRAC;

THENCE along common lines of said 101.39 acre tract, aforementioned 207 acre tract, and the boundary line agreement referenced in said 53.084 acre tract, the following forty-seven (47) courses and distances:

1. North 13°51'00" West, 1898.69 feet to a 1/2-inch iron rod (with cap stamped "RPLS 4194");
2. North 32°40'49" West, 415.77 feet to a 1/2-inch iron rod (with cap stamped "RPLS 4194");
3. North 00°06'46" East, 286.44 feet to a 1/2-inch iron rod (with cap stamped "RPLS 4194");
4. North 00°02'18" West, 436.86 feet to a 1/2-inch iron rod (with cap stamped "RPLS 4194");
5. North 10°30'16" East, 172.14 feet to a 1/2-inch iron rod (with cap stamped "RPLS 4194");
6. North 04°15'58" West, 349.51 feet to a 1/2-inch iron rod (with cap stamped "RPLS 4194");
7. North 25°33'19" West, 848.52 feet to 1/2-inch iron rod (with cap stamped "RPLS 4194") in the center of Spring Branch, marking the prominent beginning of Spring Branch;
8. Continuing along said centerline of Spring Branch, North 13°58'54" East, 28.45 feet to a point-for-corner;
9. North 08°45'15" West, 40.75 feet to a point-for-corner;
10. North 03°58'36" West, 54.88 feet to a point-for-corner;
11. North 06°39'07" West, 38.22 feet to a point-for-corner;
12. North 16°46'29" West, 22.27 feet to a point-for-corner;
13. North 03°18'50" East, 20.72 feet to a point-for-corner;
14. North 01°59'25" East, 44.23 feet to a point-for-corner;
15. North 24°06'22" West, 24.64 feet to a point-for-corner;
16. North 05°26'19" East, 34.87 feet to a point-for-corner;
17. North 22°03'37" East, 44.78 feet to a point-for-corner;
18. North 16°42'13" West, 42.66 feet to a point-for-corner;
19. North 22°34'52" West, 27.08 feet to a point-for-corner;
20. North 22°16'41" West, 30.13 feet to a point-for-corner;
21. North 24°05'23" West, 58.06 feet to a point-for-corner;
22. North 33°53'03" East, 46.06 feet to a point-for-corner;
23. North 04°59'29" East, 52.39 feet to a point-for-corner;
24. North 01°46'48" West, 65.74 feet to a point-for-corner;
25. North 07°55'01" East, 44.91 feet to a point-for-corner;
26. North 07°14'38" West, 30.39 feet to a point-for-corner;
27. North 03°55'56" East, 38.80 feet to a point-for-corner;
28. North 11°25'37" East, 40.48 feet to a point-for-corner;
29. North 24°43'00" East, 34.99 feet to a point-for-corner;
30. North 00°29'15" West, 39.12 feet to a point-for-corner;
31. North 28°20'43" East, 42.78 feet to a point-for-corner;
32. North 19°05'57" East, 47.96 feet to a point-for-corner;
33. North 17°52'11" East, 30.56 feet to a point-for-corner;
34. North 15°46'30" West, 27.42 feet to a point-for-corner;
35. North 00°44'29" East, 27.45 feet to a point-for-corner;
36. North 56°16'03" East, 40.74 feet to a point-for-corner;
37. North 29°49'58" East, 43.98 feet to a point-for-corner;
38. North 10°40'10" East, 44.63 feet to a point-for-corner;
39. North 02°22'50" East, 33.25 feet to a point-for-corner;
40. North 01°48'03" East, 61.61 feet to a point-for-corner;
41. North 43°04'34" East, 48.65 feet to a point-for-corner;
42. North 19°11'09" East, 33.02 feet to a point-for-corner;
43. North 11°02'44" West, 44.20 feet to a point-for-corner;
44. North 24°14'36" East, 21.37 feet to a point-for-corner;
45. North 43°12'50" East, 61.14 feet to a point-for-corner;
46. North 35°52'13" East, 29.37 feet to a point-for-corner;
47. North 08°00'18" East, 12.18 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the northwest corner of the herein described subject tract, being common with the northwest corner of said 207 acre tract, the northeast corner of said 53.084 acre tract, and in the aforementioned fenced right-of-way of Gibbs Creek Road, from which a found 1/2-inch iron rod for reference bears: South 77°28'36" West, 36.68 feet;

THENCE North 77°28'36" East, along the north line of said 207 acre tract and in said fenced right-of-way of Gibbs Creek Road, 1920.40 feet to the POINT OF BEGINNING, CONTAINING 310.36 acres of land in Washington County, Texas and Austin County, Texas, of which approximately 288.20 acres of land are in Washington County, Texas, approximately 22.16 acres of land are in Austin County, Texas, and approximately 0.7661 acres of land is in the fenced right-of-way of Gibbs Creek Road, as shown on Drawing No. 18487 filed in the offices of Quiddity in College Station, Texas.

GENERAL NOTES:

1. Bearings shown hereon are based on the Texas Coordinate System of 1983, Central Zone (4203).
2. A separate legal description of equal date was written in conjunction with this survey.
3. Determination of the ownership, location, or development of minerals related to the Subject Tract fall outside the scope of this survey. Such matters should be directed by the client to an expert consultant.
4. This survey does not provide a determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
5. According to Map No. 48477C0500D of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Washington County, dated May 16, 2019, and Map No. 48015C0100F of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Austin County, dated October 18, 2019, the subject tract is situated within Unshaded Zone "X", defined as areas determined to be outside the 0.2% annual chance (500-year) floodplain; and Zone "A", defined as special flood hazard areas subject to inundation by the 1% annual chance (100-year) flood with no base flood elevations determined.

   This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

   The location of the flood zone lines shown hereon were determined by scaling from said FIRM map. The actual location as determined by elevation contours may differ. Quiddity assumes no liability as to the accuracy of the location of the flood zone limits.
6. The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
7. Visible improvements were located with this survey; no subsurface probing, excavation or exploration was performed for this survey. Improvements may exist which are not shown hereon.
8. This survey has been prepared for the sole purpose of the transaction described in the hereon referenced Title Commitment and the parties listed thereon. This survey is not to be used for any subsequent transactions.
9. Fences shown hereon are graphic only, with dimensional ties shown at specific locations where they were physically measured. The fence line may meander between said measured locations. The dimensions showing the distance between the fence and the property line also indicates which side of the property line the fence is on.

Subject to the General Notes shown:

To: Kenneth McDougald

We, Quiddity, acting by and through Christopher E. Curtis, a Registered Professional Land Surveyor, hereby certify this survey substantially complies with the current Texas Board of Professional Surveyors minimum standards for a Boundary Survey.

Surveyed: March 13, 2023

_____ Dated: 3/27/23
Christopher E. Curtis
Registered Professional Land Surveyor
No. 6111
ccurtis@quiddity.com

STATE OF TEXAS · REGISTERED · CHRISTOPHER E. CURTIS · 6111 · PROFESSIONAL · LAND SURVEYOR

LAND TITLE SURVEY
OF THE
McDOUGALD TRACT
BEING
310.36 ACRES
OUT OF THE
JOEL LAKEY SURVEY, A-72
WASHINGTON COUNTY, TEXAS
AND
OUT OF THE
JOEL LAKEY SURVEY, A-63
AUSTIN COUNTY, TEXAS
MARCH 2023

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100
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