

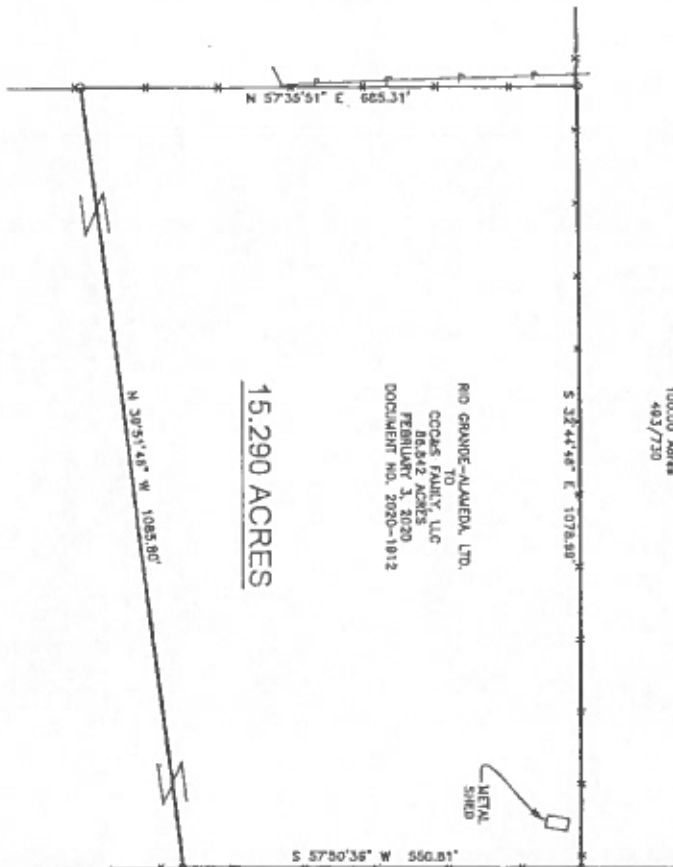
H. E. DAVIS SURVEY ABSTRACT NO. 100 BURLESON COUNTY, TEXAS

FRANCIS SMITH, ET AL
100.00 Acres
493/730

RIO GRANDE-ALAMEDA, LTD.
TO
COOKS FAMILY, LLC
86,842 ACRES
FEBRUARY 3, 2020
DOCUMENT NO. 2020-1912

JASON HUSEMAN, ET UX
33.873 ACRES
2020-6361

15.290 ACRES



COUNTY ROAD 337

LEGEND
--- SERVICE POWERLINE
--- BARBED WIRE FENCE
--- 1/2\"/>

NOTES:
1. THIS SURVEYOR HAS NOT ATTEMPTED TO LOCATE ANY EASMENTS OR OTHER MATTERS BEYOND THOSE REFLECTED ON THE REFERENCED TITLE COMMITMENT.
THE FOLLOWING EASEMENT GRANTS THE RIGHT OF INGRESS & EGRESS TO THIS TRACT:
1) BALANO WATER SUPPLY CORPORATION 376/442



SCALE: 1" = 200 FEET

I, BRADLEY L. LUTHERSON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5852, IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO THE TITLE AGENCY, UNDERWRITER, LENDER, MORTGAGE CO. AND/OR PURCHASER THAT THIS SURVEY WAS MADE ON THE GROUND, THIS PLAN HEREON AND FIELD NOTES ATTACHED TRULY AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY. THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN. THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN. SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY AND IS NOT WITHIN FLOOD HAZARD AREA ZONE "X" ACCORDING TO FLOOD RISK MAP NO. 48031C0070C, BURLESON COUNTY, TEXAS, DATED JANUARY 6, 2011. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY IV, SURVEY, GIVEN UNDER MY HAND AND SEAL THIS 11TH DAY OF JUNE, 2021.

BRADLEY LUTHERSON, RPLS



Authenticity
K. G. G. G.
2022/07/27 2:00 PM CDT
Authenticity
L. G. G. G.
2022/07/27 2:00 PM CDT

BEARINGS ARE BASED ON THE
TEXAS STATE PLANE COORDINATE SYSTEM
OF 1983, TEXAS CENTRAL ZONE



SURVEYING, INC. FIRM REGISTRATION NO. 10007800
5226 COUNTY ROAD 325 P.O. BOX 1489 ROCKDALE, TX 76667

15.290 ACRES

H. E. DAVIS SURVEY
ABSTRACT NO. 100
BURLESON COUNTY, TEXAS

Completion Date 6/11/21 Drawn by DM
Scale: 1"=200' Surveyed by LR
PROJECT NO. S16-031 Created by: BL

EXHIBIT "A"



In Re: 15.290 Acres
Part of the residue of a called 66.842 Acre tract
H. E. Davis Survey
Abstract No. 100
Burleson County, Texas

All that certain tract or parcel of land situated in Burleson County, Texas being a part of the H. E. Davis Survey, Abstract No. 100, being part of the residue of a called 66.842 conveyed from Rio Grande-Alameda, LTD. to CCC&S Family, LLC by deed dated February 3, 2020, recorded in Document No. 2020-1912 of the Official Records of Burleson County, Texas and being more particularly described by metes and bounds as follows to wit:

BEGINNING at a set 5/8" iron rod (with red plastic cap marked "Triad RPLS 5952") on the northwest Right-of-Way line of County Road 337, at the south corner of a called 100.00 Acre tract conveyed to Francis Smith, et al in Volume 493, Page 730, for the common east corner of the residue of the said 66.842 Acre tract and of this tract;

THENCE S57°50'36"W - 550.81' along the common line between the said northwest Right-of-Way line of County Road 337 and the said residue of the 66.842 Acre tract to a set 1/2" iron rod (with red plastic cap marked "Triad RPLS 5952") for the south corner of this tract;

THENCE N39°51'46"W - 1085.80' crossing the said residue of the 66.842 Acre tract for division to a set 1/2" iron rod (with red plastic cap marked "Triad RPLS 5952") on the common line between a called 22.973 Acre tract conveyed to Jake Huseman, et ux in Volume 2020-6361 and the said residue of the 66.842 Acre tract, for the west corner of this tract;

THENCE N57°35'51"E - 685.31' along the common line between the said 33.973 Acre tract and the said residue of the 66.842 Acre tract to a set 1/2" iron rod (with red plastic cap marked "Triad RPLS 5952") on the southwest line of the said 100.00 Acre tract, at the east corner of the said 33.973 Acre tract, for the common north corner of the said residue of the 66.842 Acre tract and of this tract;

THENCE S32°44'46"E - 1078.99' along the common line between the said 100.00 Acre tract and the said 66.842 Acre tract to the POINT OF BEGINNING containing within these metes and bounds 15.290 Acres of land.

Bearings are based on the Texas State Plane Coordinate System of 1983, Texas Central Zone.

I, Bradley L. Lipscomb, Registered Professional Land Surveyor No. 5952 in the State of Texas, do hereby certify that this survey was performed on the ground under my supervision and that the field notes hereon are true and correct to the best of my knowledge.

Given under my hand and seal this 11th day of June, 2021.

