



In Re 3.165 Acres
Part of a residue of a called 34 Acre tract
Sterling C. Robertson Survey
Abstract No. 50
Burleson County, Texas

All that certain tract or parcel of land situated in Burleson County, Texas, being a part of the Sterling C. Robertson Survey, Abstract No. 50, being a part of a residue of a called 34 Acre tract conveyed from W.H. Moore to Filmore Ayers, et ux by deed dated May 13, 1946 recorded in Volume 95, Page 401 of the Deed Records of Burleson County, Texas, and being more particularly described by metes and bounds as follows to wit:

COMMENCING at a found $\frac{1}{2}$ " iron rod on the northeast Right-of-Way line of Farm-to-Market Highway 1362 N, at the south corner of a called 4.582 Acre tract conveyed to David H. Ayers, et ux in Volume 404, Page 96, for the west corner of said residue of the 34 Acre tract;

THENCE S 33°01'15" E - 685.17' along the common line between the said residue of the 34 Acre tract, a called 210' X 210' Tract conveyed to Birdie L. Ayers in Volume 366, Page 344, and the said residue of the 34 Acre tract, respectively, and said northeast Right-of-Way line of Farm-to-Market Highway 1362 N to a set $\frac{1}{2}$ " iron rod with red plastic cap marked "TRIAD RPLS 5952" for the POINT OF BEGINNING and the west corner of this tract;

THENCE N 56°20'18" E - 2,010.69' crossing said residue of the 34 Acre tract, for division, to a set $\frac{1}{2}$ " iron rod with red plastic cap marked "TRIAD RPLS 5952" on the common line between the called 80 Acre tract conveyed to Connie S. Valigura in Volume 493, Page 714 and said residue of the 34 Acre tract, for the north corner of this tract;

THENCE S 34°02'52" E - 76.67' along the common line between the said 80 Acre tract and said residue of the 34 Acre tract to a set $\frac{1}{2}$ " iron rod with red plastic cap marked "TRIAD RPLS 5952" at the north corner of a called 4-5/10 Acre tract conveyed to John E. Ayers in Volume 468, Page 525, for the common east corner of the said residue of the 34 Acre tract and of this tract;

THENCE S 56°48'01" W - 2,011.95' along the common line between the said residue of the 34 Acre tract and said 4-5/10 Acre tract to a found $\frac{1}{2}$ " iron rod with blue plastic cap marked "KERR" on the said northeast Right-of-Way line of Farm-to-Market Highway 1362 N, at the west corner of said 4-5/10 Acre tract, for the common south corner of the said residue of the 34 Acre tract and of this tract;

THENCE N 33°01'15" W - 60.45' along the common line between the said residue of the 34 Acre tract and said northeast Right-of-Way line of Farm-to-Market Highway 1362 N to the POINT OF BEGINNING containing within these metes and bounds 3.165 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 8th day of November 2024.


Bradley L. Lipscomb, RPLS

Triad Surveying, Inc.
Firm Registration No. 10007900
P.O. Box 1489
Rockdale, Texas 76567
(512) 446-3457

Project No. 524-260

ABSTRACT No. 50

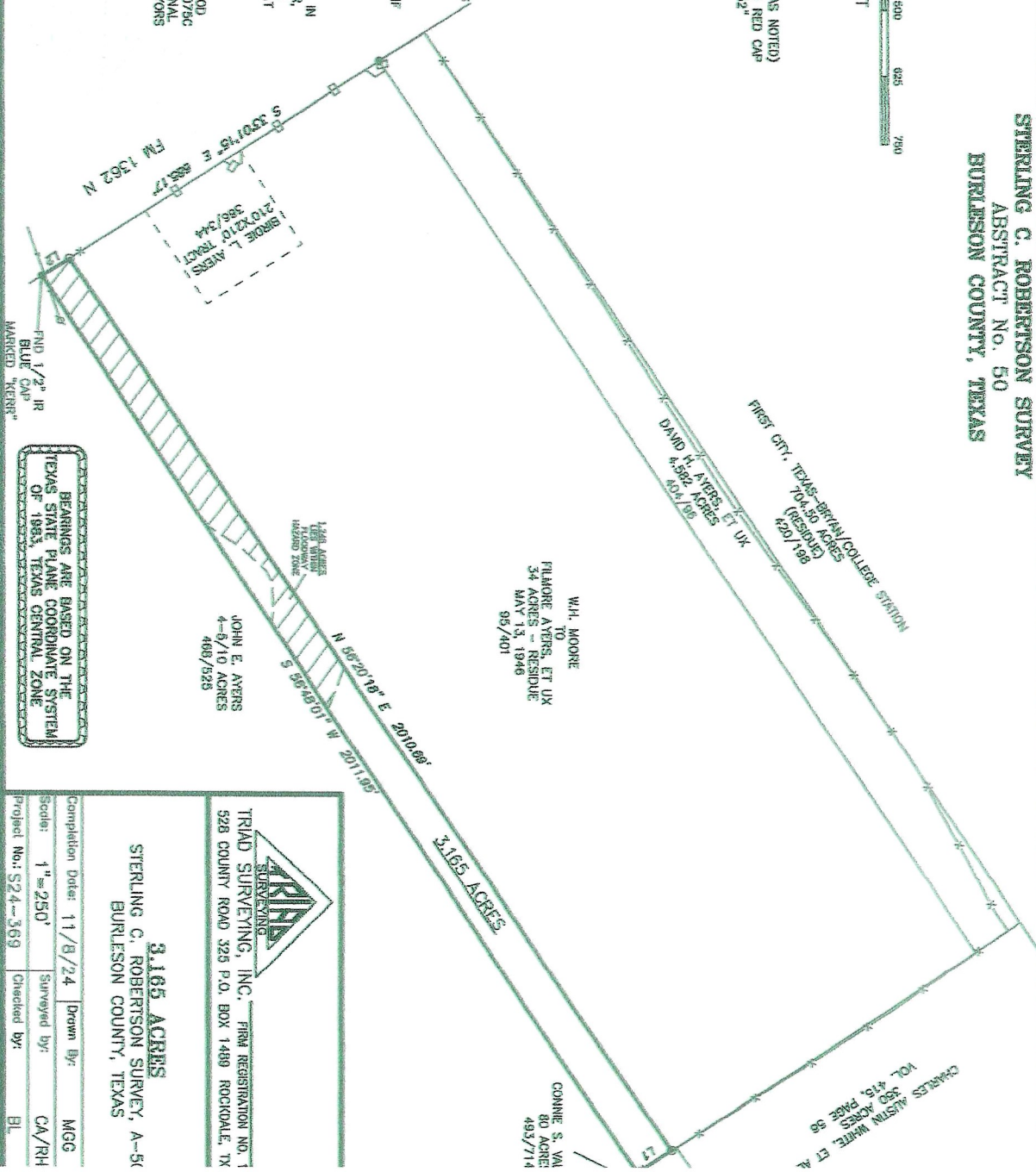


LINE	BEARING	DISTANCE
1	S 34°02'52" E	76.67'
2	N 33°01'15" W	60.45'

1. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THIS SURVEYOR HAS MADE NO ATTEMPT TO RESEARCH EASEMENTS AND/OR OTHER MATTERS WHICH MAY BE REFLECTED ON A CURRENT TITLE COMMITMENT.

2. THE FOLLOWING EASEMENTS APPLY AS BLANKET EASEMENTS TO THIS TRACT:
 - a) MATADOR PIPELINES, INC. = 254/15
 - b) SQUIRLOCK OIL COMPANY = 288/846
3. THIS SURETY DOCUMENT IS CONSIDERED TO BE INVALID (IN ITS ENTIRETY) IF IT HAS BEEN ALTERED IN ANY WAY WHATSOEVER.
4. DEED REFERENCES ARE NOT A STATEMENT OF OWNERSHIP.

I, BRADLEY J. TEXSOMB, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5362 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 PLAT HEREON 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, OR EVIDENCE OF IMPROVEMENTS, VISIBLE FROM LINES OR ROAD AS SHOWN. SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY AND 2.46 ACRES APPEARS TO BE WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAPS NO. 440561C02075C0. BURLINSON COUNTY, TEXAS DATED 1/8/2011 IN PLACE EXCEPT: THIS PROFESSIONAL SURVEY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV, SURVEY. GIVEN UNDER MY HAND AND SEAL, THIS 8th DAY OF NOVEMBER, 2024.



BRADLEY L. LIPSQOM, RPLS

—FND 1/2" IR
BLUE CAP
MARKED "KERR

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

Completion Date: 11/8/24	Drawn By: MGC
Scale: 1" = 250'	Surveyed by: CA/RH
Project No.: S24-369	Checked by: BL

3.165 ACRES
STERLING C. ROBERTSON SURVEY, A-5
BURLESON COUNTY, TEXAS

TRIAD SURVEYING, INC. FIRM REGISTRATION NO.
528 COUNTY ROAD 325 P.O. BOX 1489 ROCKDALE, TN

W.H. MOORE
TO
FILMORE AYERS, ET UX
34 ACRES - RESIDUE
MAY 13, 1946
95/401

CONNIE S. VA
80 ACRE
493/71

CHARLES AUSTIN WHITE, ET AL
VOL 415, PAGE 56