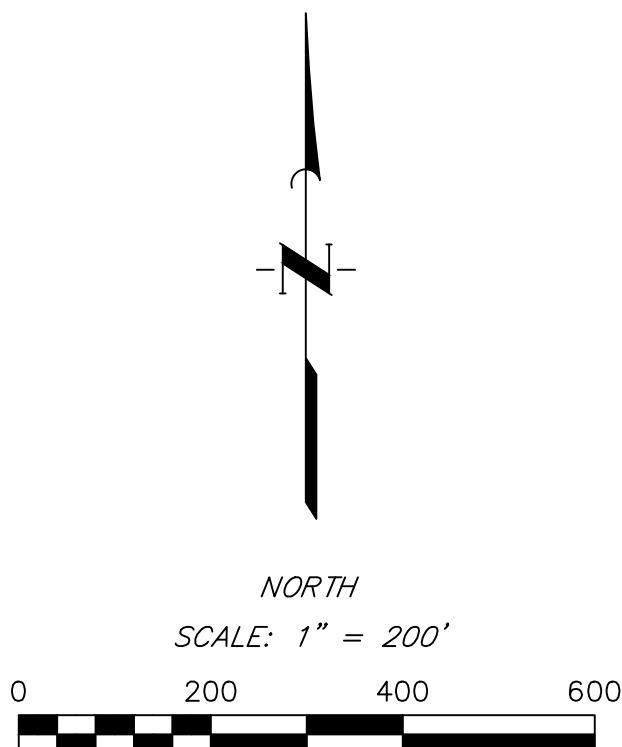
 APPROXIMATE FEMA FLOOD ZONE "A"  
GRAVEL

ADJOINER LINE

APPROXIMATE FEMA FLOOD ZONE "A"

BARBED WIRE FENCE

BOUNDARY LINE



Joseph B. Chance Survey  
Abstract No. 9

STATE OF TEXAS  
COUNTY OF BURLINGAME

A METES & BOUNDS description of a certain 88.00 acre tract situated in the Joseph B. Chance Survey, Abstract No. 9, in Burleson County, Texas, being a portion of a called 262.17 acre tract conveyed by Warranty Deed to WT Interests, LTD. recorded in Volume 551, Page 619 of the Official Public Records of Burleson County (OPRBC); said 88.00 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 3/8-inch iron rod, marking the northwest corner of the herein described subject tract, being common with the northwest corner of said 262.17 acre tract, the northeast corner of a called 126.308 acre tract conveyed by Cash Warranty Deed to Belle Vue Ridge, LLC recorded in Volume 1028, Page 37 OPRBC, and a south angle of the remainder of a called 226.008 acre tract conveyed by Gift Deed to Clay Farms, L.P. recorded in Volume 596, Page 93 OPRBC;

THENCE along common lines of said 262.17 acre tract and said remainder of a called 226.008 acre tract, the following seven (7) courses and distances:

1. North 71°48'27" East, 210.39 feet to a found 1/2-inch iron rod;
2. North 70°59'24" East, 899.07 feet to a found 1/2-inch iron rod;
3. North 71°09'57" East, 156.63 feet to a found 24-inch oak tree;
4. North 71°52'57" East, 448.79 feet to a found 26-inch dead oak tree;
5. North 71°24'07" East, 296.06 feet to a found 1/2-inch iron rod;
6. North 71°10'59" East, 221.32 feet to a found 1/2-inch iron rod;
7. North 69°52'55" East, 124.63 feet to a found (disturbed) 1/2-inch iron rod, marking the northeast corner of the herein described subject tract;

THENCE over and across said 262.17 acre tract, the following eight (8) courses and distances:

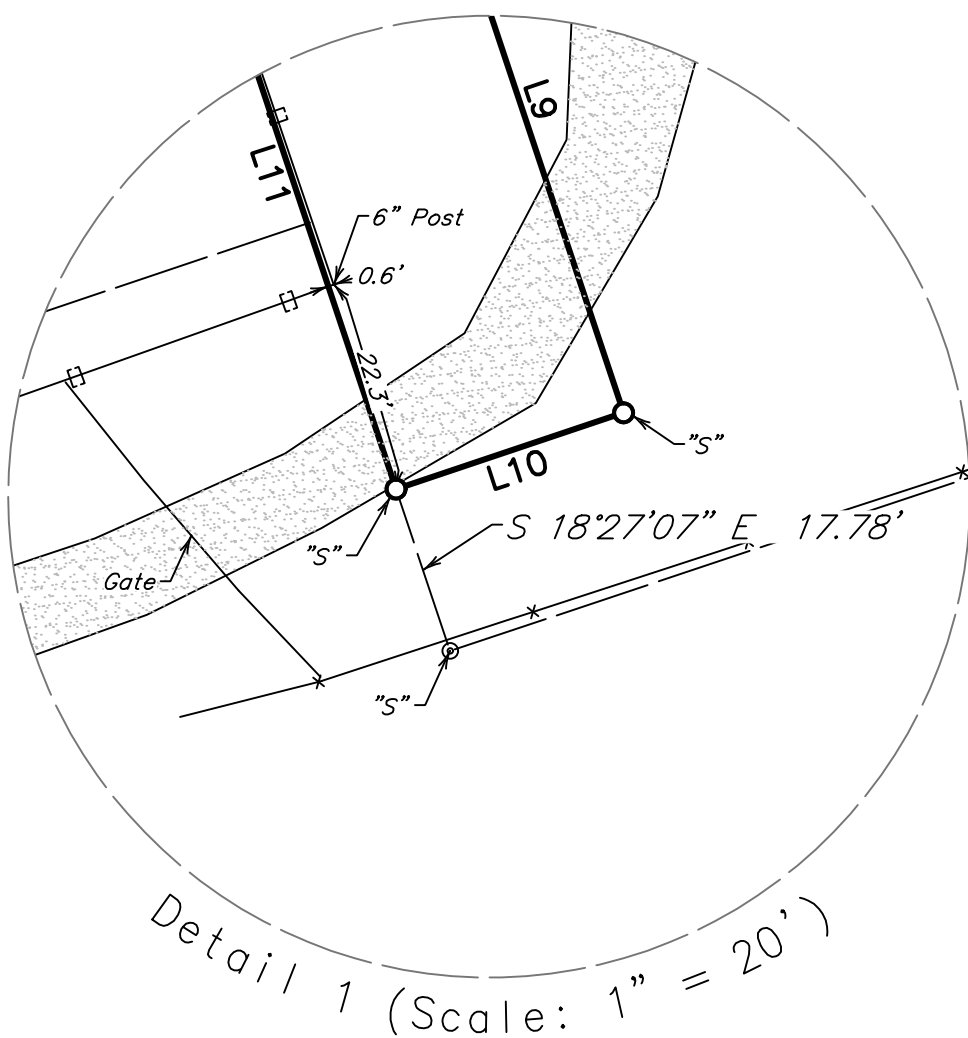
1. South 10°55'27" East, 1151.10 feet to an 8-inch fence post;
2. South 71°52'55" West, 34.18 feet to an 8-inch fence post;
3. South 50°57'32" East, 716.98 feet to a set 5/8-inch iron rod (with cap stamped "Jones[Carte]");
4. South 37°53'12" West, 287.29 feet to a set 5/8-inch iron rod (with cap stamped "Jones[Carte]");
5. South 65°51'37" East, 65.91 feet to a set 5/8-inch iron rod (with cap stamped "Jones[Carte]");
6. North 73°39'23" East, 155.29 feet to a set 5/8-inch iron rod (with cap stamped "Jones[Carte]");
7. South 18°27'07" East, 346.84 feet to a set 5/8-inch iron rod (with cap stamped "Jones[Carte]");
8. South 71°27'22" West, 25.00 feet to a set 5/8-inch iron rod (with cap stamped "Jones[Carte]", marking the southwest corner of said described subject tract, being in a southwest line of said 262.17 acre tract and in the northeaviest right-of-way line of said 50-foot Street (50-foot wide right-of-way), from which a set 5/8-inch iron rod (with cap stamped "Jones[Carte]") marking a south westerly exterior corner of said 262.17 acre tract bears: South 18°27'07" East, 17.78 feet;

THENCE North 18°27'07" West, along the common line of said 262.17 acre tract and said northeast right-of-way line of Folz Street, 317.78 feet to a found (leaning) 3/8-inch iron rod, marking a south interior corner of the herein described subject tract, being common with a southwesterly interior corner of said 262.17 acre tract and the north corner of Lot 65 of the Final Plat of the Folz Addition to the Town of Clay;

THENCE South 73°39'23" West, along the common line of said 262.17 acre tract and said Lot 65, 151.51 feet to a found (leaning) 3/8-inch iron rod, marking a southwest exterior corner of the herein described subject tract, being common with a southwesterly exterior corner of said 262.17 acre tract and the southeast corner of aforementioned 126.308 acre tract;

THENCE along common lines of said 262.17 acre tract and said 126.308 acre tract, the following six (6) courses and distances:

1. North 38°37'15" West, 1043.26 feet to a found 3/8-inch iron rod;
2. North 39°53'57" West, 144.62 feet to a found 1/2-inch iron rod;
3. North 38°56'37" West, 63.16 feet to a set cotton spindle in rock;
4. North 40°17'05" West, 148.73 feet to a found (leaning) 3/4-inch iron rod;
5. East 41°07'50" West, 9.71 feet to a found 26-inch oak tree;
6. North 39°51'07" West, 1541.47 feet to the PLACE OF BEGINNING, CONTAINING 88.00 acres of land in Burleson County, Texas, as shown on Dwg No. 17299 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. 480510C0379C of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Burien County, dated January 6, 2011, 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 Shaded Zone "A", defined as special flood hazard areas subject to inundation by the 1% annual chance (100-year) floodplain with no base flood elevations determined.
6. 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.
7. 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.
8. The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
9. Fences shown hereon are graphic only, with dimensional ties shown at specific locations where they were physically measured. The fence line is the median 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.
10. This survey was prepared without the benefit of a current Commitment for Title Insurance and therefore easements or encumbrances may exist which are not shown hereon.

*Remainder of Lot 65 of the  
Final Plat of the Folz Addition  
to the Town of Clay*

Mary D. Morgan  
Gift Deed  
Volume 1094, Page 564 OPRBC


**Folz Street**  
(50-Foot Wide R-O-W)

Subject to the General Notes shown:

To: Rodney Gamble

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 30, 2022

 \_\_\_\_\_ Dated: 4/7/22  
Christopher E. Curtis  
Registered Professional Land Surveyor  
No. 6111  
ccurtis@quiddity.com



**PARTITION  
AND  
BOUNDARY SURVEY  
OF THE  
WT INTERESTS, LTD. TRACT  
BEING  
88.00 ACRES  
OUT OF THE  
JOSEPH B. CHANCE SURVEY, A  
BURLESON COUNTY, TEXAS  
APRIL 2022**



# QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Reg. No. 1004610  
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