

BUFFALO CREEK SURVEYOR

P.O. Box 626

Rio Vista, TX 76093

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Firm License Number

10116000

SURVEYING THE AREA SINCE 2002

Property Description of
Tract 2 being 3.865 Acres

Being all of that certain tract of land having a portion of it situated in the A. P. THOMPSON SURVEY, ABSTRACT No. 798, and a portion situated in the J. C. SMITH SURVEY, ABSTRACT No. 759, both surveys located in Bosque County, and said tract being a 7.73 acre tract of land conveyed by Leon Howard Everett Farr to Chose Colon, a married man, by the General Warranty Deed recorded by Instrument No. 2022-04585 of the Official Public Records of Bosque County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found near the base of a wood fence corner post for the northeast corner of the herein described tract of land, said iron rod found on the northeasterly accepted right-of-way line of County Road No. 1190, said iron rod also being the northwest corner of that certain called 9.584 acre tract of land conveyed to KENT Wallace Betts by the deed recorded by Instrument No. 2022-01794 of the Official Public Records of Bosque County, Texas;

THENCE South 55 degrees 34 minutes 59 seconds West, generally along a fence line and a common line between said Betts tract and said Colon tract, at a distance of 699.74 feet, passing the southwest corner of said Betts tract and said corner also being the northeast corner of that certain called 10.013 acre tract of land conveyed to Bryan Frenzel and wife Kimberly Faye Frenzel by the Instrument No. 2007-04081 of the Official Public Records of Bosque County, Texas, and continuing now along said fence and a common line between said Frenzel tract and said Everett tract, in all a distance of 910.94 feet to a capped (stamped "Davis Surveying") 1/2 inch iron rod found at the base of a wood fence corner post for the southeast corner of the herein described tract of land, said capped iron rod found also being the northeast corner of that certain called 8.005 acre tract of land conveyed to Shannon Bryan Frenzel and Kimberly Faye Frenzel by the Instrument No. 2011-01775 of the Official Public records of Bosque County, Texas;

THENCE North 34 degrees 23 minutes 49 second West, generally along a fence line and a common line between said Colon tract and said Shannon tract, a distance of 193.05 feet to a capped (stamped "RPLS 5614") 1/2 inch iron rod set for the northwest corner of the herein described tract of land;

THENCE North 55 degrees 25 minutes 17 seconds East, along the northwesterly line of the herein describe tract of land, a distance of 753.31 feet to a capped (stamped "RPLS 5614") 1/2 inch iron rod set for the northeast corner of the herein described tract of land, said capped iron rod set on the southwesterly accepted right-of-way line of County Road No. 1190, and northeasterly line of said Colon tract;

THENCE ALONG THE ACCEPTED SOUTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1190 AS FOLLOWS:

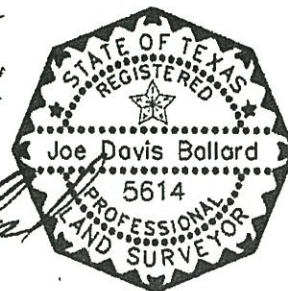
North 83 degrees 29 minutes 29 seconds East, a distance of 78.26 feet to capped (stamped "RPLS 5614") 1/2 inch iron rod found for a corner;

South 83 degrees 22 minutes 13 seconds East, a distance of 83.70 feet to capped (stamped "RPLS 5614") 1/2 inch iron rod found for a corner;

South 48 degrees 08 minutes 33 seconds East, a distance of 106.53 feet to the POINT OF BEGINNING containing 3.865 acres of land more or less as surveyed on the ground by Buffalo Creek Surveyor LLC., under the direct supervision of Joe Davis Ballard RPLS No. 5614.

SURVEYOR'S CERTIFICATION

I, Joe Davis Ballard, Registered Professional Land Surveyor number 5614, do hereby certify that a survey was made on the ground, under my supervision, on the 1st of November of 2022, of the property hereon described, and do declare there are no visible or apparent conflicts of overlapping of improvements or possession known to me except as shown.



Sheet 2 of 3
Job No. 05022

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5614

BUFFALO CREEK SURVEYOR

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SURVEYING THE AREA SINCE 2002

cc

Property Description of Tract 1 being 3.865 Acres

Being all of that certain tract of land having a portion of it situated in the A. P. THOMPSON SURVEY, ABSTRACT No. 798, and a portion situated in the J. C. SMITH SURVEY, ABSTRACT No. 759, both surveys located in Bosque County, and said tract being a 7.73 acre tract of land conveyed by Leon Howard Everett Farr to Chase Colon, a married man, by the General Warranty Deed recorded by instrument No. 2022-04585 of the Official Public Records of Bosque County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a capped (stamped "RPLS 5614") 1/2 inch iron rod found on the accepted southwesterly right-of-way line of County Road No. 1190, said capped iron rod found being the northwest corner of that said 7.73 acre tract, said capped iron rod found also being a common corner of a called 150 acre tract of land conveyed to Judy C. Tremonti by the Instrument No. 2014-03668 of the Official Public records of Bosque County, Texas;

THENCE ALONG A NORTHEASTERLY LINE AND GENERALLY ALONG A FENCE LINE AS FOLLOWS:

South 41 degrees 37 minutes 43 seconds East, a distance of 69.34 feet to a wood fence corner post found for a corner;

South 75 degrees 24 minutes 05 seconds East, a distance of 208.81 feet to a capped (stamped "RPLS 5614") 1/2 inch iron rod found for a corner;

North 83 degrees 29 minutes 35 seconds East, a distance of 145.06 feet to a capped (stamped "RPLS 5614") 1/2 inch iron rod set for the southeast corner of the herein described tract of land;

THENCE South 55 degrees 25 minutes 17 seconds West, leaving County Road No. 1190 and along the southeasterly line of the herein describe tract of land, a distance of 753.31 feet to a capped (stamped "RPLS 5614") 1/2 inch iron rod set for the southeast corner of the herein described tract of land, said capped iron rod set on the the southwesterly line of said Colon 7.73 acre tract for the southwest corner of the herein described tract of land, said capped iron rod set on the northeasterly line of that certain called 8,005 acre tract of land conveyed to Shannon Bryan Frenzel and Kimberly Foy Frenzel by the Instrument No. 2011-01775 of the Official Public records of Bosque County, Texas;

THENCE North 34 degrees 23 minutes 50 second West, generally along a fence line and a common line between said Colon tract and said Shannon tract, a distance of 296.45 feet to a capped (stamped "RPLS 5614") 1/2 inch iron rod found for the northwest corner of the herein described tract of land and being the northwest corner of said Colon tract of land, said capped iron rod found on aforementioned Tremonti 150 acre tract;

THENCE North 55 degrees 35 minutes 03 seconds East, generally along a fence line and the common line between said Colon tract, and said 150 acre tract, a distance of 479.36 feet to the POINT OF BEGINNING and containing 3.865 acres of land more or less as surveyed on the ground by Buffalo Creek Surveyor LLC., under the direct supervision of Joe Davis Ballard RPLS No. 5614.

SURVEYOR'S CERTIFICATION

I, Joe Davis Ballard, Registered Professional Land Surveyor number 5614, do hereby certify that a survey was made on the ground, under my supervision, on the 1st of November of 2022, of the property hereon described, and do declare there are no visible or apparent conflicts of overlapping of improvements or possession known to me except as shown.

