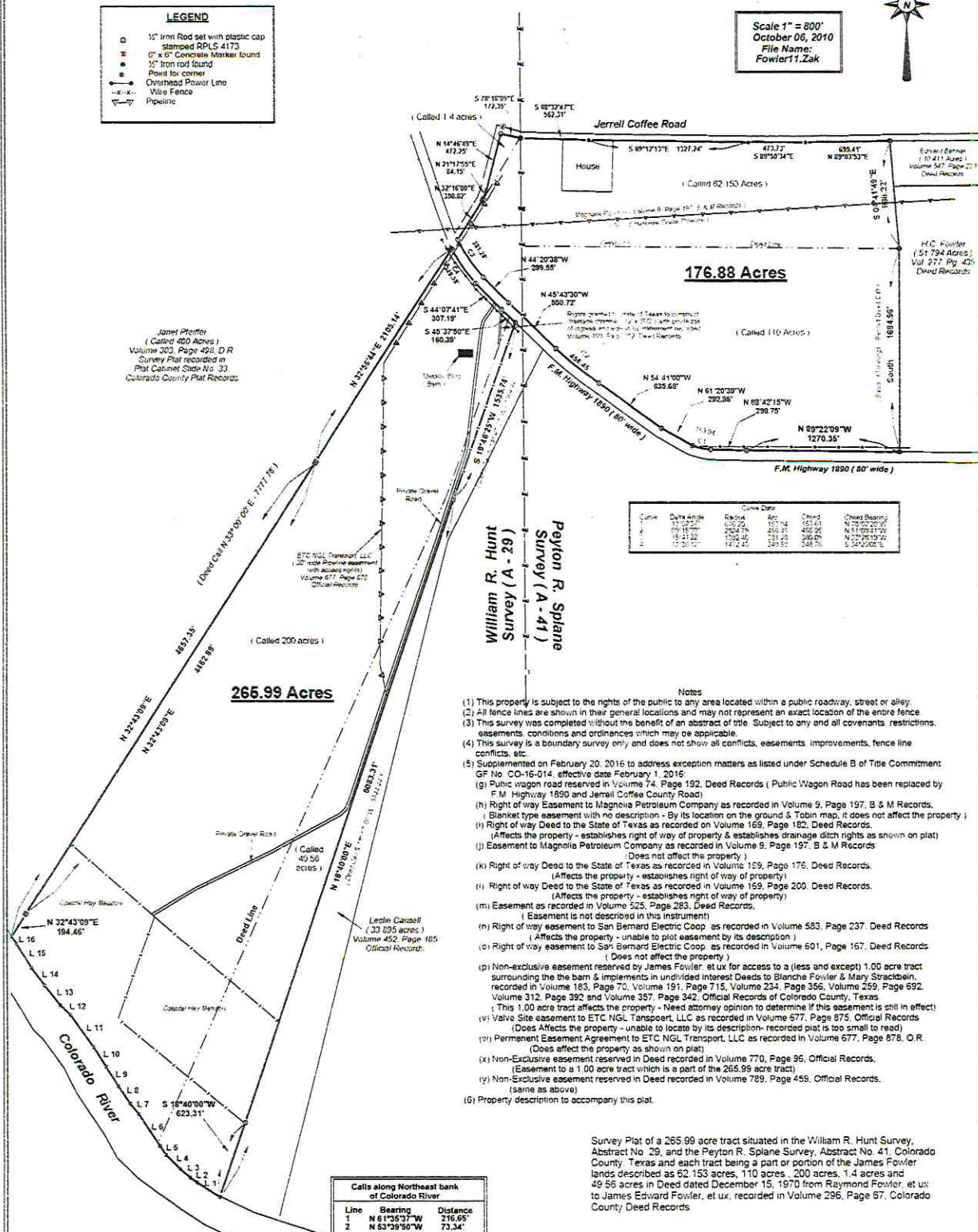


COLORADO COUNTY, TEXAS **WILLIAM R. HUNT SURVEY (A - 29)** **PEYTON R. SPLANE SURVEY (A - 41)**

LEGEND	
○	1/2" Iron Rod set with plastic cap stamped RPLS 4173
✕	0" x 0" Concrete Marker found
●	2" Iron rod found
•	Point for corner
—	Overhead Power Line
- - -	Wire Fence
—	Pipeline

Scale 1" = 800'
 October 06, 2010
 File Name:
 Fowler11.Zak



Curve	Delta Angle	Radius	Arc	Chord	Chord Bearing
1	10° 16' 12"	151.61	151.61	151.61	N 10° 16' 12" W
2	10° 16' 12"	151.61	151.61	151.61	N 10° 16' 12" W
3	10° 16' 12"	151.61	151.61	151.61	N 10° 16' 12" W
4	10° 16' 12"	151.61	151.61	151.61	N 10° 16' 12" W
5	10° 16' 12"	151.61	151.61	151.61	N 10° 16' 12" W

- Notes**
- (1) This property is subject to the rights of the public to any area located within a public roadway, street or alley.
 - (2) All fence lines are shown in their general locations and may not represent an exact location of the entire fence.
 - (3) This survey was completed without the benefit of an abstract of title. Subject to any and all covenants, restrictions, easements, conditions and ordinances which may be applicable.
 - (4) This survey is a boundary survey only and does not show all conflicts, easements, improvements, fence line conflicts, etc.
 - (5) Supplemented on February 20, 2016 to address exception matters as listed under Schedule B of Title Commitment GF No. CO-16-014, effective date February 1, 2016.
 - (a) Public wagon road reserved in Volume 74, Page 192, Deed Records (Public Wagon Road has been replaced by F.M. Highway 1890 and Jerrill Coffee County Road)
 - (b) Right of way Easement to Magnolia Petroleum Company as recorded in Volume 9, Page 197, B & M Records. (Blanket type easement with no description - By its location on the ground & Tobin map, it does not affect the property)
 - (c) Right of way Deed to the State of Texas as recorded on Volume 169, Page 182, Deed Records. (Affects the property - establishes right of way of property & establishes drainage ditch rights as shown on plat)
 - (d) Easement to Magnolia Petroleum Company as recorded in Volume 9, Page 197, B & M Records. (Does not affect the property)
 - (e) Right of way Deed to the State of Texas as recorded in Volume 169, Page 176, Deed Records. (Affects the property - establishes right of way of property)
 - (f) Right of way Deed to the State of Texas as recorded in Volume 169, Page 200, Deed Records. (Affects the property - establishes right of way of property)
 - (g) Easement as recorded in Volume 525, Page 263, Deed Records. (Easement is not described in this instrument)
 - (h) Right of way easement to San Bernard Electric Coop. as recorded in Volume 583, Page 237, Deed Records. (Affects the property - unable to plot easement by its description)
 - (i) Right of way easement to San Bernard Electric Coop. as recorded in Volume 601, Page 167, Deed Records. (Does not affect the property)
 - (j) Non-exclusive easement reserved by James Fowler et ux for access to a (less and except) 1.00 acre tract surrounding the barn & implements in undivided interest Deeds to Blanche Fowler & Mary Strackbein, recorded in Volume 183, Page 70, Volume 191, Page 715, Volume 234, Page 356, Volume 259, Page 692, Volume 312, Page 392 and Volume 357, Page 342, Official Records of Colorado County, Texas. (This 1.00 acre tract affects the property - Need attorney opinion to determine if this easement is still in effect)
 - (k) Valve Site easement to ETC NGL Transport, LLC as recorded in Volume 577, Page 875, Official Records. (Does Affect the property - unable to locate by its description - recorded plat is too small to read)
 - (l) Permanent Easement Agreement to ETC NGL Transport, LLC as recorded in Volume 577, Page 878, O.R. (Does affect the property as shown on plat)
 - (m) Non-Exclusive easement reserved in Deed recorded in Volume 770, Page 96, Official Records. (Easement to a 1.00 acre tract which is a part of the 265.99 acre tract)
 - (n) Non-Exclusive easement reserved in Deed recorded in Volume 789, Page 458, Official Records. (same as above)
 - (6) Property description to accompany this plat.

Survey Plat of a 265.99 acre tract situated in the William R. Hunt Survey, Abstract No. 29, and the Peyton R. Splane Survey, Abstract No. 41, Colorado County, Texas and each tract being a part or portion of the James Fowler lands described as 62.183 acres, 110 acres, 200 acres, 1.4 acres and 49.56 acres in Deed dated December 15, 1970 from Raymond Fowler, et ux to James Edward Fowler, et ux, recorded in Volume 296, Page 67, Colorado County Deed Records

Line	Bearing	Distance
1	N 61°35'37"W	216.65'
2	N 63°39'50"W	73.34'
3	N 60°16'55"W	108.13'
4	N 45°23'45"W	169.27'
5	N 32°22'43"W	65.94'
6	N 33°34'18"W	317.38'
7	N 39°06'00"W	113.01'
8	N 34°28'18"W	173.81'
9	N 32°20'09"W	191.54'
10	N 32°35'57"W	186.61'
11	N 35°31'09"W	330.05'
12	N 46°59'01"W	110.94'
13	N 38°13'37"W	211.52'
14	N 30°13'44"W	175.77'
15	N 31°54'05"W	238.07'
16	N 29°23'04"W	74.73'



Rau Surveying
 1276 Hwy 71
 P.O. Box 602, Columbus, Texas 76804
 Phone: (979) 732-6404 Fax: (979) 732-6460

I, Darrell D. Rau, a Registered Prof.
 that this survey was this day made
 hereon.

by certify
 described