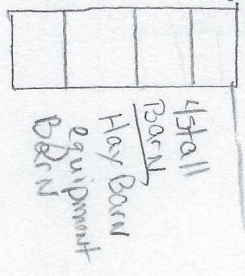


Hay pasture

515 square bails  
23 round bails  
w/ neighbor

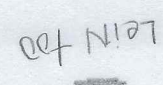
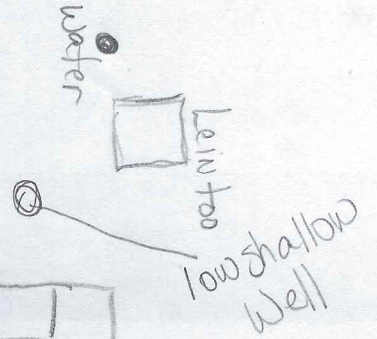
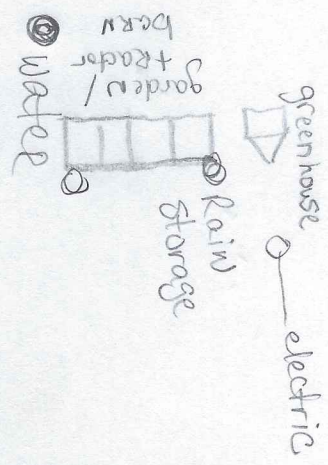
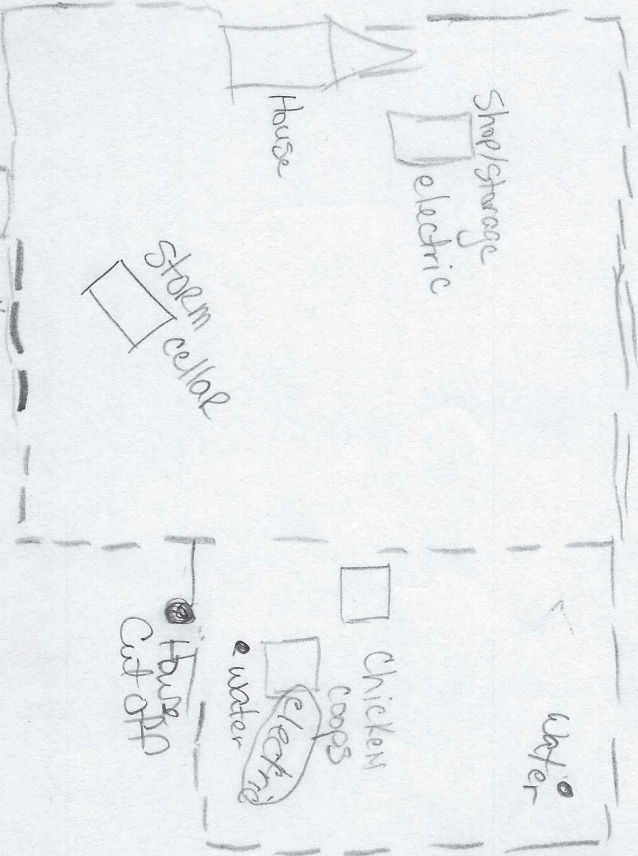
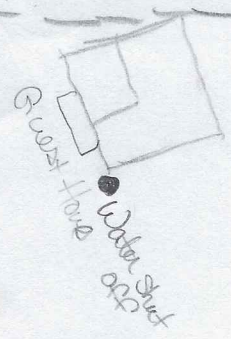
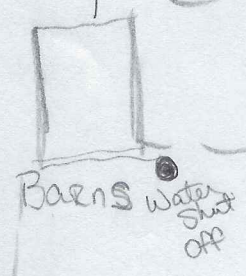
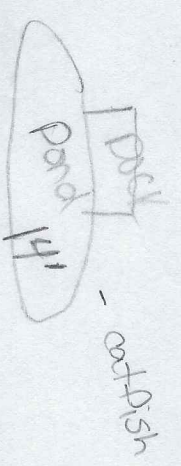


Layout

① Paddock pasture

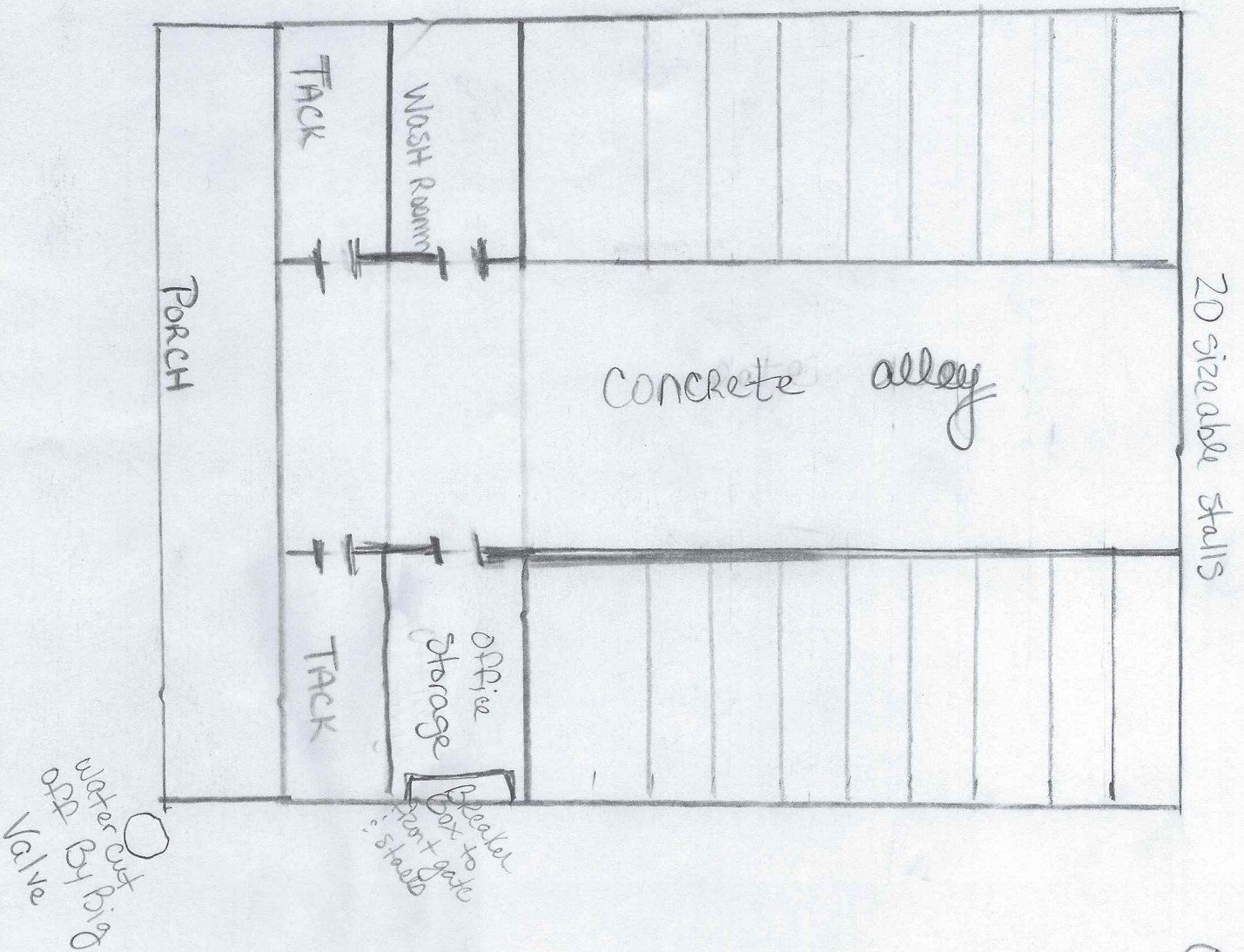
② paddock pasture

electric gate





# STable / BARN

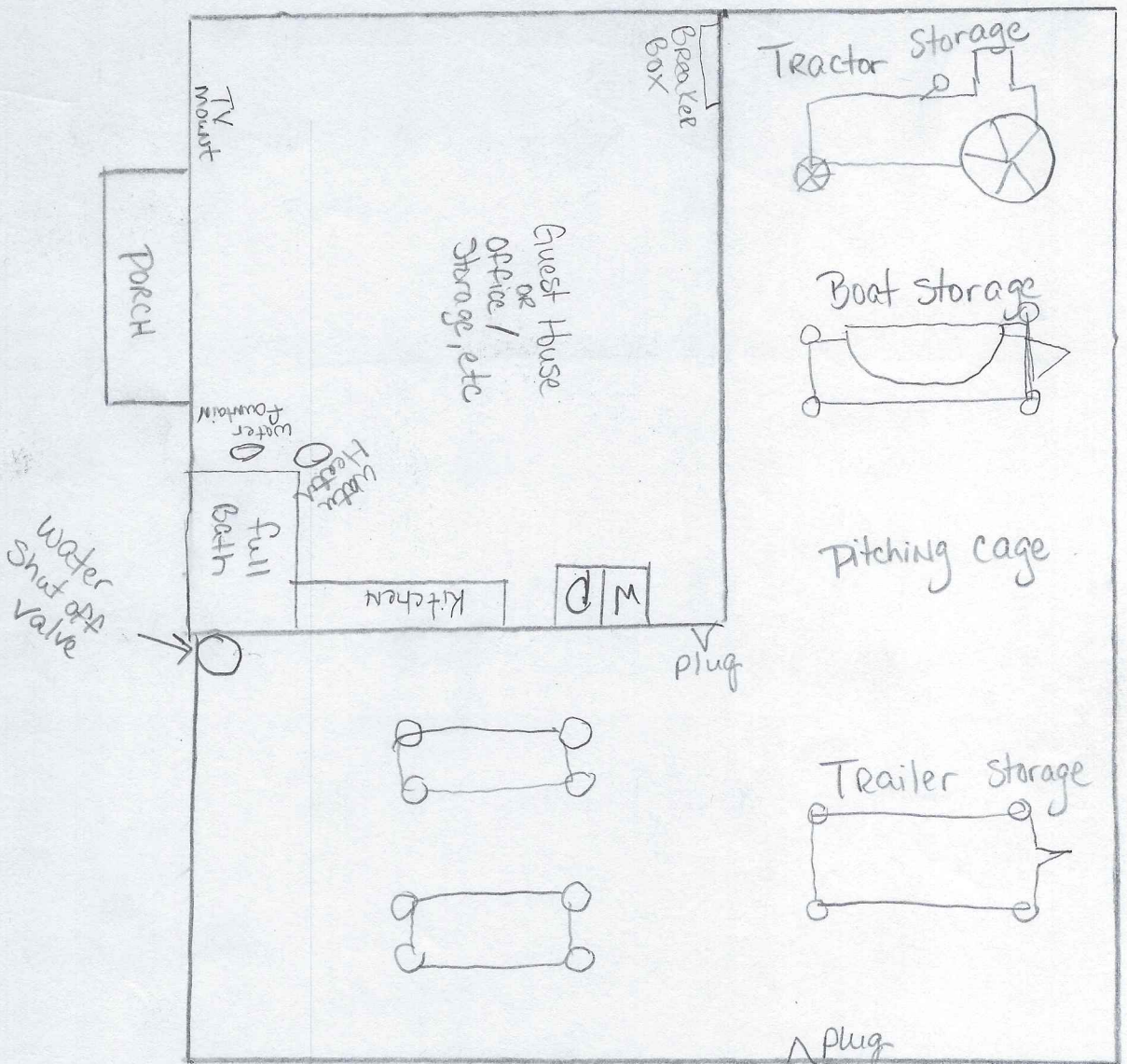


- \* 20 size adjustable stalls
- \* Separate electric
- \* New electric
- \* New plumbing
- \* Over head fan plugs
- \* Water lines ran for stalls
- \* Hot water heater in Wash Room of Barn/Stables
- \* water cut off valve
- \* Separate paddock pastures
- \* Rotate grazing pastures
- \* lot of grazing pastures
- \* 5 more pasture stalls in Back Pasture w/ water
- \* 4 lein toos in grazing pastures
- \* No climb Horse/goat field forcing thru out



# Guest House Office / ETC

- \* Total 3,504 sq ft Approx
- \* Spray Foam insulation
- \* Full bathroom
- \* Washer / Dryer area
- \* Kitchen area
- \* A/C / Heated w/ Split Unit
- \* Water fountain
- \* Covered parking for vehicles, tractors, trailers, campers, boats, etc.
- \* Separate electric meter
- \* Water cut off valve





# Surveyor's Certificate

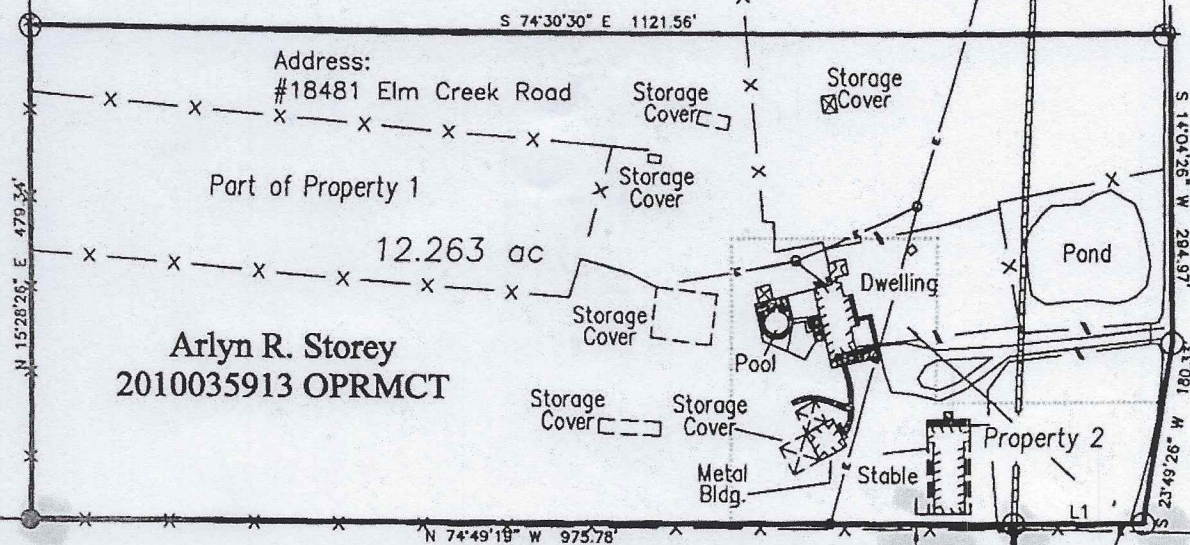
B.D. Naler Survey, A-671

Remainder of:  
Arlyn R. Storey  
Called Property 1 - 37.109 ac  
2010035913 OPRMCT

Robert C. Stephens  
Called 33.01 ac  
2017005799 OPRMCT

Arlyn R. Storey  
2010035913 OPRMCT

Joel Boggess Survey



Note: The following easement may affect this tract, however it does not specify a deed reference as to which tract it is in and its locative elements are vague in their descriptions - to TP&L Co. - 462/511 DRMCT.

Based on what can be ascertained from the graphics shown on F.I.R.M. Map No. 48369C0675C, dated September 26, 2008, this property appears to lie within "Zone X." As stated in the map legend, "Zone X" is indicated to be an area "determined to be outside the 0.2% chance floodplain." This Flood Statement does not imply this tract will never flood, nor does it create any liability on the surveyor in the event that it does flood.

## LEGAL DESCRIPTION:

BEING a 12.263 acre, more or less, tract of land in the B.D. Naler and Joel Boggess Surveys, in McLennan County, Texas, and being all of that called Property 2: 1.91 acre tract and part of that called Property 1: 31.91 acre tract - both conveyed to Arlyn R. Storey by deed recorded as Clerk's File Number 2010035913 of the OPRMCT. This tract is described by metes and bounds, as follows:

BEGINNING at a 1/2 inch iron rod set for the southeast corner of this at the southeast corner of said Property 2 along the west margin of Elm Creek Road;

THENCE N 74°49'19" W a distance of 126.82 feet to a 1/2 inch iron rod set for a bend at the northeast corner of that called Property 5: 37.109 acre tract conveyed to Arlyn R. Storey by the above referenced deed;

THENCE N 74°49'19" W a distance of 975.78 feet with the north line of said Property 5 to a 3/8 inch iron rod found for the southwest corner of this at the southwest corner of said Property 1 - the southeast corner of a called 33.01 acre tract conveyed to Robert C. Stephens by deed recorded as Clerk's File Number 2017005799 of the OPRMCT;

THENCE N 15°28'26" E a distance of 479.34 feet with the common line of said Property 1 and said Stephens tract to a 1/2 inch iron rod set for the northwest corner of this;

THENCE across said Property 1 S 74°30'30" E a distance of 1121.56 feet to a 1/2 inch iron rod set for the northeast corner of this along the east line of said Property 1 along the west margin of Elm Creek Road;

THENCE with the east line of said Property 1 and the west margin of Elm Creek Road:

S 14°04'26" W a distance of 294.97 feet to a 1/2 inch iron rod set for a bend, and

S 23°49'26" W, partway with the east line of said Property 1 and then continuing with the east line of said Property 2 for a total distance of 180.33 feet to the POINT OF BEGINNING.

I, Brent M. Taylor, certify that this survey represents the results of an on-the-ground survey made by me or under my supervision during February, 2018, and certifies only to the legal description and easements shown on the referenced title commitment.

Brent M. Taylor RPLS No. 6294

Date: March 13, 2018  
GF No.: 2018-0634  
Texas Central Title Co.  
Waco, Texas



Brent M. Taylor  
Registered Professional Land Surveyor  
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rpls6294@yahoo.com / Ph. 254-717-5938