DESCRIPTION BEING 309.692 acres of land situated within the Floyd Jackson Survey, Abstract No. 1165, the S.A. Jackson Survey, Abstract No. 1776, the R. Emmell Survey, Abstract No. 1743, the I. Beeman Survey, Abstract No. 134, and the H.D. Ashly Survey, Abstract No. 35, Coryell County, Texas, being comprised of the remaining portion of that called 106 acre tract of land, the remaining portion of that called 197.3 acre tract of land, and that called 1.49 acre tract of land described as Tracts I, II, and III in a deed to Ernest Ray Pickens, Jr., Trustee of the Trust under will of Ernest Pickens, Sr recorded in Instrument No. 166717 of the Official Public Records of Coryell County, Texas (O.P.R.C.C.T.), being more particularly described as follows:

BEGINNING at a 1/2" rebar rod (control monument) found for a common corner between the remaining portion of said 106 acre tract and a called 315.633 acre tract of land described in a deed of Trust from M. Wayne Falcone to Mary Jane Zeigler, Trustee recorded in Instrument No. 106942 of said O.P.R.C.C.T. said point being located in a North line of County Road No. 303;

THENCE along the common line between said County No. 303, the remaining portion of said 106 acre tract, the remaining portion of said 197.3 acre tract, and 1.49 acre tract the following courses

South 87°09'06" West, 250.91' to a 4" steel post found

North 80°10'05" West, 19.99' to a 4" steel post found

North 75°53'34" West, 185.43' to a 10" steel post

found for corner:

North 67°07'33" West, 327.54' to a 10" steel post found for corner

South 87°50'43" West, 157.48' to a 3" steel post found

North 82°19'06" West, 78.89' to a 3" steel post found

South 78°16'36" West, 155.96' to a 10" steel post

found for corne

South 68°11'17" West, 140.97' to a 10" steel post found for corne

South 49°31'47" West, 123.48' to a 10" steel post

South 30°36'17" West, 156.43' to a 10" steel post

South 54°42'50" West, 251.72' to a 5" steel post found

South 32°30'49" West, 184.72' to a 10" steel post

South 24°20'49" West, 21.84' to a 4" steel post found

South 23°35'50" West, 36.49' to a 4" steel post found for corner

South 10°19'55" West, 37.52' to a 1/2" rebar rod (control monument) found for a common corner between said 1.49 acre tract and a called 0.273 acre tract of land described in a deed to Maurice Martin recorded in Instrument No. 160092 of said O.P.R.C.C.T.;

THENCE North 76°46'58" West, 548.57' along the common line between said 1.49 acre tract, 0.273 acre tract and a called 2.99 acre tract of land described in a deed to Roy Smith, Jr., et ux recorded in Instrument No. 160937 of said O.P.R.C.C.T. to a 3/8" rebar rod (control monument) found for a common corner betwee said 1.49 acre tract, 2.99 acre tract, and the remaining portion of

THENCE along the common line between the remaining portion of said 197.3 acre tract and 2.99 acre tract the following courses and

South 05°25'11" East, 174.10' to a 3/8" rebar rod (control monument) found for corner

South 18°36'02" East, 251.68' to a 3/8" rebar rod (control monument) found for corner

North 87°59'38" East, 426,79' to a 1/2" rebar rod (control monument) found for corner, said point being located in a West line of said Count Road No. 303;

THENCE along the common line between said County No. 303 and the remaining portion of said 197.3 acre tract the following courses and distances:

South 05°27'36" West, 128.21' to an 8" steel post found for corner

South 12°11'38" West, 30.32' to an 8" steel post found

South 26°57'03" West, 130.55' to a 10" steel post found for corner;

South 38°05'01" West, 141.82' to a 10" steel post found for corner;

South 38°48'09" West, 131.62' to a 2" steel post found

South 38°37'25" West, 196.52' to a 2" steel post found

South 38°22'56" West, 99.08' to a 10" steel post found

South 50°37'54" West, 133.91' to a 2" steel post found

South 69°34'06" West, 44.38' to a 2" steel post found

South 60°38'05" West, 237.25' to a 2" steel post found

Scale: 1"=50' Buildina - Fire Pit South 60°27'21" West, 196.88' to a 2" steel post found South 60°25'32" West, 298.45' to a 10" steel post

South 50°43'57" West, 69.46' to a 2" steel post found

South 49°55'54" West, 76.98' to a 10" steel post found

South 52°46'02" West, 13.08' to a 3" steel post (control monument) found for a common corner between the remaining portion of said 197.3 acre tract and a called 537.01 acre tract of land described in a deed to NETE LTD. recorded in Instrument No. 196372 of said O.P.R.C.C.T.;

THENCE along the common line between said 197.3 acre tract and 537.01 acre tract the following courses and distances

North 75°48'32" West, 666.44' to a 2" steel post found

North 45°26'00" West, 125.64' to a 3" steel post found

North 76°32'49" West, 1249.52' to a 3" steel post

North 16°10'28" East, 3017.63' to a 4" steel post found

THENCE South 74°17'56" East, 1224.76' along the Westerly most North line of said 197.3 acre tract to a 60D set in an Oak stump 5543.731 acre tract of land described in a deed to M. Wayne

THENCE along the common line between said 197.3 acre tract. 106 acre tract, and 543.731 acre tract the following courses and

South 75°39'32" East, 38.19' to a 3/8" rebar rod (control

monument) found for corner

North 84°01'29" East, 12.30' to a point for corner from which a 1/2" rebar rod set with cap stamped "STATE 28" for reference bears N 10°23'24" W, 1.76';

North 16°26'03" East, 2265.95' to a point for a common corner between said 106 acre tract, 543.731 acre tract, and 315.633 acre tract; from which a 1/2" rebar rod set with cap stamped "STATE 28" for reference bears N

THENCE along the common line between said 106 acre tract and 315.633 acre tract the following courses and distances:

South 73°32'08" East, 1545.56' to a 3/8" rebar rod

South 17°16'50" West, 1421.36' to a 1/2" rebar rod

South 72°48'22" East, 1668.11' to a 3/8" rebar rod (control monument) found for corner

NETE LTD.

Called 537.01 Acres

Inst. No .196372

O.P.R.C.C.T.

Scale: 1"=50'

Buildina -

I. Beeman Survey,

Abstract No. 134

N 75°48'32" W

Fence outside

South 17°20'41" West, 953.93' to the PLACE OF

Bearings, distances and acreage are grid, NAD83 State Plane

Found 10" Steel Post (Unless Otherwise Noted) From which a (Size As Noted) 1/2" Rebar Rod Set O Power Pole With Cap Stamped "STATE 28" for Reference E Electric Mete Bears N 16°08'06" E, 0.42' W Water Meter Www Water Meter Sanitary Sewer Manhole O.P.R.E.C.T. Official Public Records, Erath County, Texas Coryell County, Texas Floyd Jackson Survey, Fence outside Abstract No. 1165 Deed of Trust M. Burke Survey, M. Wayne Falcone to Abstract No. 72 Mary Jane Zeigler, Trustee Called 315.633 Acres Inst. No .106942 M. Wayne Falcone O.P.R.C.C.T. Called 543.731 Acres Inst. No .198858 S.A. Jackson Survey, O.P.R.C.C.T. Abstract No. 1776 40.0'X11.8' Gap Between - Deeds 12.0'X8.2' John Salmon Survey, Fence inside Fence outside Abstract No. 941 Zone X S 72°48'22" E L35 Remainder L34 -Tract I Fence outside Ernest Ray Pickens, Jr., Trustee of the Trust under will of Set 60D -Ernest Pickens, Sr. in Oak Stump Called 106 Acres Inst. No .166717, O.P.R.C.C.T. Fence inside From which a -1/2" Rebar Rod Set R. Emmell Survey, With Cap Stamped "STATE 28" Abstract No. 1743 for Reference Bears N 10°23'24" W, 1.76 Tract III Ernest Ray Pickens, Jr., Trustee * Approximate outer limits of the Trust under will of of Zone A as scaled Fence outside Ernest Pickens, Sr. 4.5' Called 1.49 Acres Inst. No .166717, O.P.R.C.C.T. T. Brown Survey, Abstract No. 1617 Point of 309.692 Acres Beginning Remainder Tract II V. Allen Survey, H.D. Ashly Survey, Ernest Ray Pickens, Jr., Trustee Fence inside Abstract No. 35 Abstract No. 40 of the Trust under will of N 76°46'58" W Ernest Pickens, Sr. -L14 Zone X 548.57' Zone A Called 197.3 Acres Inst. No .166717, O.P.R.C.C.T. 1.6' 426.79' Maurice Martin N 87°59'38" E Called 0.273 Acres Inst. No .160092 O.P.R.C.C.T. Fence inside Roy Smith, Jr., et ux Called 2.99 Acres Inst. No .160937

> County Road No. 303 (Asphalt Surface)

O.P.R.C.C.T.

NOTES:

shown hereon.

Bearings, distances and acreage are grid, NAD83 State Plane Coordinate System, Texas Central Zone 4203.

that State 28 Land Surveying LLC has not been advised

2. The utilities shown on this survey are based upon visible above ground evidence. Underground facilities have not been verified. There may be additional utilities

3. Underground utilities, pipelines, sprinkler systems,

4 Record easements, restrictions and/or covenants are addressed/shown hereon as per items listed in title

5. By graphic plotting only, a portion of the subject

commitment provided by title company named hereon.

property appears to lie within F.E.M.A. Zone A (Special

Flood Hazard Areas Subject to Inundation by the 1%

Annual Chance Flood) with no Base Flood Elevations

defined as areas determined to be outside the 0.2% annual chance floodplain according to the Flood

Insurance Rate Map Panel Number 48099C0325F,

having an effective date of 2/17/2010. This surveyor

Flood Insurance Rate Map.

makes no guarantee to the accuracy of said F.E.M.A.

determined and a portion of the subject property appears to lie within F.E.M.A. Zone X (Other Areas)

Additional recorded and/or unrecorded easements,

restrictions and/or covenants that may exist, are not

Stewart Title Guaranty Company Effective Date: October 4, 2024 Issued Date: October 23, 2024

G.F. No.: 2024319

THE FOLLOWING ITEMS DO AFFECT THE SUBJECT PROPERTY:

10.h. Boundary Line Agreement and Quitclaim Deed executed by F.W. Straw to Ernest Ray Pickens, Jr., Trustee recorded in Clerk's File No. 198371, Public Records of Coryell County, Texas.

THE FOLLOWING ITEMS ARE AS-BUILT IN NATURE AND MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY:

10.e. Right of Way Easement dated November 13, 1975, executed by P.C. Martin and Grace Martin to Coryell City Water Supply Company, recorded in Volume 319, Page 731, Deed Records of Coryell County,

H.D. ASHLY SURVEY, ABSTRACT NO. 35, CORYELL COUNTY, TEXAS BEING COMPRISED OF THE REMAINING PORTION OF THAT CALLED 106 ACRE TRACT OF LAND, THE REMAINING PORTION OF THAT CALLED 197.3 ACRE TRACT OF LAND, AND THAT CALLED 1 49 ACRE TRACT OF LAND DESCRIBED AS TRACTS I, II, AND III IN A DEED TO ERNEST RAY PICKENS, JR., TRUSTEE OF THE TRUST UNDER WILL OF ERNEST PICKENS, SR. RECORDED IN INSTRUMENT NO. 16671. OF THE OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS

BOUNDARY TITLE SURVEY

BEING 309.692 ACRES OF LAND SITUATED WITHIN THE FLOYD

JACKSON SURVEY, ABSTRACT NO. 1165, THE S.A. JACKSON

SURVEY, ABSTRACT NO. 1776, THE R. EMMELL SURVEY, ABSTRACT

NO. 1743, THE I. BEEMAN SURVEY, ABSTRACT NO. 134, AND THE

400'

(SCALE: 1" = 400')

W-\\\28\}=

BEARING DISTANCE S 87°09'06" W 250.91'

LEGEND

Point for Corner

Found 3/8" Rebar Rod

Found 1/2" Rebar Rod

(Control Monument)

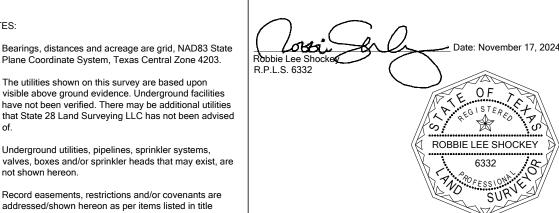
(Control Monument)

(Unless Otherwise Noted)

State 28 Job No.: 2024-178 Drawn By: RLS Sheet 1 of 1 Reviewed By: RLS Property Address: Prepared For: Floyd 6 Family LP Oglesby, TX 76561

SURVEYOR'S CERTIFICATION

, Robbie Lee Shockey, Texas R.P.L.S. No. 6332, do hereby certify tha this sketch accurately represents an on the ground survey done under my supervision and completed on November 16, 2024 and conforms in all ways to the Texas Board of Professional Land Surveying Minimum Standards, and there are no visible easements, overlaps or encroachments, except as shown.



This survey may only be used for the original transaction for which it was created. Digital or photocopy reproductions of this survey may not be used for subsequent transactions. This survey is only valid with the presence of a raised impression seal.

