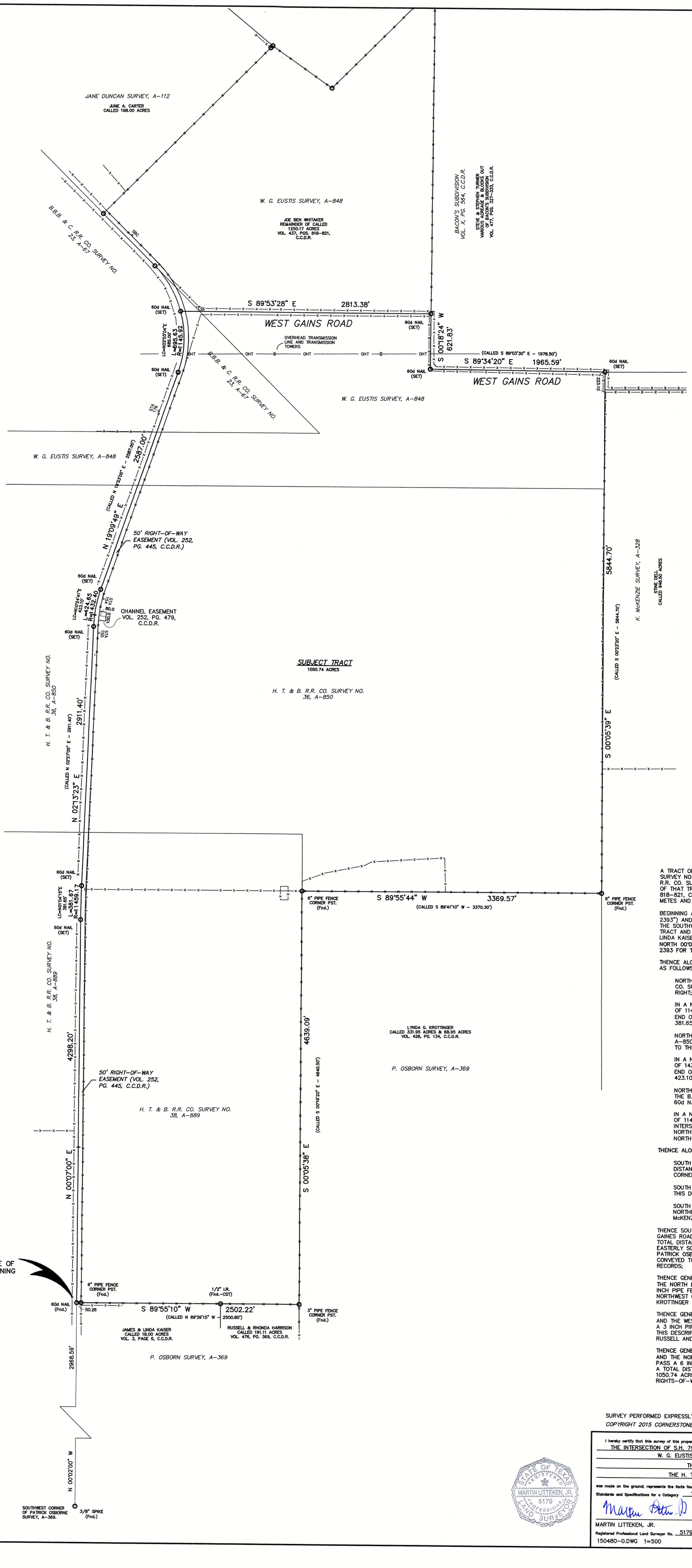

BASIS OF BEARINGS:

SOUTH 00°07'00" WEST FOR THE CENTER OF FARM-TO-MARKET ROAD No. 2393 PER TxDOT RIGHT-OF-WAY MAPS.

SURVEYOR'S NOTE:

NO TITLE COMMITMENT WAS PROVIDED TO THE SURVEYOR AND NO EASEMENT SEARCH WAS PERFORMED.

FLOODPLAIN INFORMATION:

THIS FLOOD STATEMENT: (i) IS PROVIDED FOR FLOOD INSURANCE PURPOSES ONLY AND IS BASED ON CURRENTLY AVAILABLE INFORMATION THAT IS SUBJECT TO CHANGE; (ii) DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE; AND (iii) SHALL NOT CREATE ANY LIABILITY ON THE PART OF THE SURVEYOR.

THE PROPERTY DESCRIBED HEREON DOES NOT LIE WITHIN THE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS DELINEATED ON THAT FLOOD INSURANCE RATE MAP FOR CLAY COUNTY TEXAS, COMMUNITY PANEL NUMBER 480742 0075 D AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND DATED APRIL 2, 1991. ZONE X

FIELD NOTES:

A TRACT OF LAND IN CLAY COUNTY, TEXAS, BEING PART OF THE B.B.B. & C. R.R. CO. SURVEY NO. 23, A-67, THE H. T. & B. R.R. CO. SURVEY NO. 38, A-889, THE H. T. & B. R.R. CO. SURVEY NO. 36, A-850 AND THE W. G. EUSTIS SURVEY, A-848, AND BEING OUT OF THAT TRACT OF LAND CONVEYED TO JOE BEN WHITAKER IN VOLUME 437, PAGES 818-821, CLAY COUNTY DEED RECORDS AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 60d NAIL IN THE CENTER OF FARM-TO-MARKET ROAD No. 2393 ("F.M. 2393") AND IN THE SOUTH LINE OF SAID H. T. & B. R.R. CO. SURVEY NO. 38, A-889 FOR THE SOUTHWEST CORNER OF THIS DESCRIPTION, THE SOUTHWEST CORNER OF SAID WHITAKER TRACT AND THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JAMES AND LINDA KAISER IN VOLUME 3, PAGE 6, CLAY COUNTY DEED RECORDS, SAID POINT BEARS NORTH 00°02'00" WEST 2968.59 FEET FROM A 3/8 INCH SPIKE IN THE CENTER OF F.M. 2393 FOR THE SOUTHWEST CORNER OF THE PATRICK OSBORNE SURVEY, A-369;

THENCE ALONG THE CENTER OF F.M. 2393 AND THE WEST LINE OF SAID WHITAKER TRACT AS FOLLOWS;

NORTH 00°7'00" EAST 4298.20 FEET, ALONG THE WEST LINE OF SAID H. T. & B. R.R. CO. SURVEY NO. 38, A-889 TO A 60d NAIL AT THE BEGINNING OF A CURVE TO THE RIGHT;

IN A NORTHEASTERLY DIRECTION, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 11459.17 FEET AND AN ARC DISTANCE OF 381.67 FEET TO A 60d NAIL FOR THE END OF THIS CURVE, THE LONG CHORD OF THIS CURVE BEARS NORTH 01°04'15" EAST 381.65 FEET;

NORTH 02°13'23" EAST, AND CROSSING INTO THE H. T. & B. R.R. CO. SURVEY NO. 36, A-850, A DISTANCE OF 2911.40 FEET TO A 60d NAIL AT THE BEGINNING OF A CURVE TO THE RIGHT;

IN A NORTHEASTERLY DIRECTION, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1432.40 FEET AND AN ARC DISTANCE OF 424.65 FEET TO A 60d NAIL FOR THE END OF THIS CURVE, THE LONG CHORD OF THIS CURVE BEARS NORTH 10°24'41" EAST 423.10 FEET;

NORTH 19°09'49" EAST, AND CROSSING INTO THE W. G. EUSTIS SURVEY, A-848 AND THE B.B.B. & C. R.R. CO. SURVEY NO. 23, A-67, A DISTANCE OF 2587.00 FEET TO A 60d NAIL FOR THE BEGINNING OF A CURVE TO THE LEFT; AND

IN A NORTHWESTERLY DIRECTION, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1145.92 FEET AND AN ARC DISTANCE OF 695.63 FEET TO A 60d NAIL AT THE INTERSECTION OF THE CENTERLINES OF F.M. 2393 AND WEST GAINES ROAD FOR THE NORTHWEST CORNER OF THIS DESCRIPTION, THE LONG CHORD OF THIS CURVE BEARS NORTH 02°03'04" EAST 685.00 FEET;

THENCE ALONG THE CENTER OF WEST GAINES ROAD AS FOLLOWS;

SOUTH 89°53'28" EAST, CROSSING INTO THE THE W. G. EUSTIS SURVEY, A-848, A DISTANCE OF 2813.38 FEET TO A 60d NAIL FOR THE MOST EASTERLY NORTHEAST CORNER OF THIS DESCRIPTION;

SOUTH 00°18'24" WEST 621.83 FEET TO A 60d NAIL FOR AN INTERIOR CORNER OF THIS DESCRIPTION; AND

SOUTH 89°34'20" EAST 1965.59 FEET TO A 60d NAIL FOR THE MOST EASTERLY NORTHEAST CORNER OF THIS DESCRIPTION AND THE NORTHWEST CORNER OF THE K. McKENZIE SURVEY, A-328;

THENCE SOUTH 00°05'39" EAST, AT 223.10 FEET PASS THE FENCED SOUTH LINE OF WEST GAINES ROAD AND CROSSING INTO THE H. T. & B. R.R. CO. SURVEY NO. 36, A-850, A TOTAL DISTANCE OF 5844.70 FEET TO A 6 INCH PIPE FENCE CORNER POST FOR THE MOST EASTERLY SOUTHEAST CORNER OF THIS DESCRIPTION, THE NORTHEAST CORNER OF THE PATRICK OSBORN SURVEY, A-369 AND THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO LYNDA G. KROTTINGER IN VOLUME 426, PAGE 134, CLAY COUNTY DEED RECORDS;

THENCE GENERALLY WITH A FENCE AND THE NORTH LINE OF SAID OSBORN SURVEY AND THE NORTH LINE OF SAID KROTTINGER TRACT, SOUTH 89°55'44" WEST 3369.57 FEET TO A 6 INCH PIPE FENCE CORNER POST FOR AN INTERIOR CORNER OF THIS DESCRIPTION AND THE NORTHWEST CORNER OF SAID OSBORN SURVEY AND THE NORTHWEST CORNER OF SAID KROTTINGER TRACT;

THENCE GENERALLY WITH A FENCE AND ALONG THE WEST LINE OF SAID OSBORN SURVEY AND THE WEST LINE OF SAID KROTTINGER TRACT, SOUTH 00°05'38" EAST 4639.09 FEET TO A 3 INCH PIPE FENCE CORNER POST FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THIS DESCRIPTION AND THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO RUSSELL AND RHONDA HARRISON IN VOLUME 476, PAGE 369, CLAY COUNTY DEED RECORDS;

THENCE GENERALLY WITH A FENCE AND ALONG THE NORTH LINE OF SAID HARRISION TRACT AND THE NORTH LINE OF SAID KAISER TRACT, SOUTH 89°55'10" WEST, AT 2451.96 FEET PASS A 6 INCH PIPE FENCE CORNER POST IN THE EAST RIGHT-OF-WAY LINE OF F.M. 2393, A TOTAL DISTANCE OF 2502.22 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1050.74 ACRES OF LAND, MORE OR LESS, OF WHICH 17.36 ACRES LIE WITHIN THE RIGHTS-OF-WAY OF F.M. 2393 AND WEST GAINES ROAD.

SURVEY PERFORMED EXPRESSLY FOR THE BENEFIT OF: JILL MATUS AND CINDY DEAN

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I hereby certify that this survey of this property located ON THE EAST SIDE OF F.M. 2393, APPROX. 1.3 MILES NORTH OF THE INTERSECTION OF S.H. 79 AND F.M. 2393 AND BEING DESCRIBED BY METES AND BOUNDS ABOVE OUT OF W. G. EUSTIS SURVEY, A-848, THE B.B.B. & C. R.R. CO. SURVEY NO. 23, A-67 THE H. T. & B. R.R. CO. SURVEY NO. 36, A-850 AND THE THE H. T. & B. R.R. CO. SURVEY NO. 38, A-889, CLAY COUNTY, TEXAS was made on the ground; represents the facts found at the time of the survey; and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition IV. Survey as of this the 7th day of DECEMBER, 20 15.

STATE OF TEXAS REGISTERED MARTIN LITTEKEN, JR. 5179 PROFESSIONAL LAND SURVEYOR

MARTIN LITTEKEN, JR.
Registered Professional Land Surveyor No. 5179

150480-0.DWG 1=500

KBH/MWC

Scale: 1"= 500'

CORNERSTONE ENGINEERING
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