

SURVEYOR'S CERTIFICATION

I, Joe Davis Ballard, Registered Professional Land Surveyor number 5044, do hereby certify that a survey was made on the ground under my supervision, on September 2nd, 3rd and 4th, of 2014, of the property hereon described, and do declare there are no conflicts of overlapping of improvements or possession known to me except as shown.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5044

Surveyor's Seal

JOSEPH DOAN SURVEY,
ABSTRACT NO. 145

CALLLED TRACT ONE
CALLED 844.70 ACRES
C. PATE AND SONS FAMILY PARTNERSHIP, L.P.
DOCUMENT NO. 2012-0005943
OFFICIAL RECORDS
HOOD COUNTY, TEXAS

Curve	Radius	Length	Chord	Chord Bear.
C1	1860.00'	858.43'	850.83'	N 28°32'49" E
C1 Record	1860.00'	858.0'	851.0'	N 28°43' E

Course	Bearing	Distance
L1	N 41°51'13" E	43.82'
L1 Record	N 41°57' E	43.8'

LEGEND

CHP	= CAPPEL IRON ROD FOUND
CHS	= CAPPEL IRON ROD SET
IRP	= IRON ROD FOUND
O.E.L.	= OVERHEAD ELECTRIC LINE
E.M.	= ELECTRIC METER
P.M.	= POWER POLE
W.M.	= WATER METER
T.P.	= TELEPHONE PEDESTAL
O.P.R.U.C.T.	= OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
CONC.	= CONCRETE
BARBED WIRE FENCE	= BARBED WIRE FENCE
CHAIN LINK FENCE	= CHAIN LINK FENCE
SHOWN LINE HAS BEEN SHORTENED FOR SKETCH PURPOSES	
R.P.L.S.	= REGISTERED PROFESSIONAL LAND SURVEYOR
P.O.B.	= POINT OF BEGINNING

MARCUS BRINKLEY SURVEY,
ABSTRACT NO. 35

MARCUS BRINKLEY SURVEY,
ABSTRACT NO. 35

T. J. STANBURY SURVEY,
ABSTRACT NO. 498

JOSEPH DOAN SURVEY,
ABSTRACT NO. 145
Approximate Location of Survey Line
T. J. STANBURY SURVEY,
ABSTRACT NO. 498

CALLLED 1109.41 ACRES
MARK JORDAN SEGEL
VOLUME 1307, PAGE 979
OFFICIAL RECORDS
HOOD COUNTY, TEXAS

CALLLED TRACT ONE
CALLED 844.70 ACRES
C. PATE AND SONS FAMILY PARTNERSHIP, L.P.
DOCUMENT NO. 2012-0005943
OFFICIAL RECORDS
HOOD COUNTY, TEXAS

BUFFALO CREEK SURVEYOR
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ON THE TOWN SQUARE IN RIO VISTA

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NOTES:

1. This Surveyor was not contracted to prepare a title search or on abstract of title and this survey plot does not constitute such. This survey plot reflects only the easements and rights-of-way which have been reported to this Surveyor.
2. This Surveyor takes no responsibility for the accuracy and/or location of any easements hereon shown or remarked upon. This surveyor has marked easement(s) as depicted on referenced document(s), or from ground evidence. Ground evidence does not necessarily coincide with easement(s) description(s) described in referenced document(s). This Surveyor takes no responsibility for the location of underground appurtenances, this Surveyor can only show markers as found on the ground.
3. All bearings and coordinates are correlated to the Texas State Plane Coordinate System, North Central Texas Zone, NAD83 Datum, determined by using the Global Positioning System.

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IS TO SEND VIA EMAIL,
SIGNED & SEALED ORIGINALS
WILL BE PROVIDED.
9/5/14

Scale: 1"=600'	Drawn by: JDB/dms	Reviewed by: JDB
Job No: 08416	Date drawn: 9/3/14	Date Approved: 9/3/14

T. J. STANBURY SURVEY,
ABSTRACT NO. 498
Approximate Location of County Line
HOOD COUNTY
SOMERVELL COUNTY
GALVESTON COUNTY SCHOOL LAND SURVEY,
ABSTRACT NO. 915 (HOOD COUNTY)
ABSTRACT NO. 37 (SOMERVELL COUNTY)

MICHAEL STEPP
VOLUME 135, PAGE 716
OFFICIAL RECORDS
SOMERVELL COUNTY, TEXAS

CALLLED TRACT ONE
CALLED 195 ACRES
WILLIAM C. DAVIS, JR.
VOLUME 51, PAGE 315
OFFICIAL RECORDS
HOOD COUNTY, TEXAS

CALLLED TRACT TWO
CALLED 143 ACRES
WILLIAM C. DAVIS, JR.
VOLUME 51, PAGE 315
OFFICIAL RECORDS
HOOD COUNTY, TEXAS

CALLLED TRACT A-4
CALLED 411.52 ACRES
TRENTON WAYNE GAY
DOCUMENT NO. 2013-0000915
OFFICIAL RECORDS
HOOD COUNTY, TEXAS

CALLLED TRACT ONE
CALLED 130 ACRES
J. M. DAVIS and BARBARA J. DAVIS
DOCUMENT NO. 2013-0004449
OFFICIAL RECORDS
HOOD COUNTY, TEXAS

CALLLED 970.40 ACRES
BRATTEN FAMILY RANCH, LLC
VOLUME 2170, PAGE 197
OFFICIAL RECORDS
HOOD COUNTY, TEXAS

969.921 Acres

BUFFALO CREEK SURVEYOR



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ON THE TOWN SQUARE IN RIO VISTA

PROPERTY DESCRIPTION

Being all of that certain tract or parcel of land situated in the T. J. STANSBURY SURVEY, ABSTRACT NO. 498, and in the MARCUS BRINKLEY SURVEY, ABSTRACT NO. 34, and in the JOSEPH DOAN SURVEY, ABSTRACT NO. 145, Hood County, Texas, and being all of that certain called 970.40 acre tract of land as described in the Quit Claim Deed from Johnston C. Adams, Jr., Philip B. Adams, Margaret Adams Brady, Jane Adams Hopkins, and Mary Powell Adams Wilson, to Bratten Family Ranch, LLC, by the deed recorded in Volume 2170, Page 197, of the Official Records of Hood County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 3/8 inch iron rod found for the most northerly corner of said 970.40 acre tract of land, said iron rod found also being the most westerly corner of that certain called 844.70 acre tract of land, being called Tract One as conveyed to C. Pate and Sands Family Partnership, L.P. by the deed recorded as Document No. 2012-0005943, of the Official Records of Hood County, Texas, and said iron rod found being on a southeasterly right-of-way line of Farm-to-Market Highway No. 51, having a 100 foot right-of-way per Texas Department of Transportation right-of-way map;

THENCE along the common lines between said 970.40 acre tract and said 844.70 acre tract, the following courses and distances:

South 57 degrees 30 minutes 00 seconds East, generally along a fence, a distance of 1211.72 feet, to a capped (stamped "RPLS 5614") 1/2 inch iron rod set at the base of a tee post found for a corner;

South 58 degrees 31 minutes 14 seconds East, generally along a fence, a distance of 2407.00 feet, to a capped (stamped "RPLS 5614") 1/2 inch iron rod set at the base of a 4 inch steel fence post found for a corner;

South 83 degrees 39 minutes 46 seconds East, generally along a fence, a distance of 570.09 feet, to a 5 inch in diameter steel fence corner post found for a corner;

South 05 degrees 26 minutes 18 seconds West, generally along a fence, a distance of 1182.46 feet, to a 4 inch in diameter steel fence corner post found for a corner;

South 44 degrees 37 minutes 21 seconds East, generally along a fence, a distance of 740.90 feet, to a 5 inch in diameter steel fence corner post found for a corner;

South 50 degrees 41 minutes 16 seconds East, generally along a fence, a distance of 455.62 feet, to a 5 inch in diameter steel fence corner post found for a corner;

South 41 degrees 18 minutes 39 seconds East, generally along a fence, a distance of 1655.48 feet, to a 3/8 inch iron rod found at the base of a 5 inch in diameter steel fence corner post found for a corner;

North 82 degrees 20 minutes 12 seconds East, generally along a fence, a distance of 2408.41 feet, to a capped (stamped "RPLS 5614") 1/2 inch iron rod set at the base of a 6 inch in diameter steel fence corner post found for a corner;

THENCE South 06 degrees 33 minutes 09 seconds West, along the general line of a fence, a distance of 3389.66 feet, to a wood fence corner post found for a corner;

THENCE South 55 degrees 12 minutes 57 seconds West, along the general line of a fence, a distance of 3349.62 feet, to a 60D nail found flagged in the top of a wood fence corner post found for a corner;

THENCE South 58 degrees 03 minutes 06 seconds West, generally along a fence, a distance of 773.73 feet, to a capped (stamped "RPLS 5614") 1/2 inch iron rod set between a 6 inch wood fence corner post found and a steel fence corner post found for the restored south corner of said 970.40 acre tract, said iron rod set being the restored southeast corner of that certain called 1109.41 acre tract of land as conveyed to Mark Jordan Siegel, by the deed recorded in Volume 1307, Page 979, of the Official Records of Hood County, Texas;

BUFFALO CREEK SURVEYOR



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Firm License Number
10116000

ON THE TOWN SQUARE IN RIO VISTA

PROPERTY DESCRIPTION CONTINUED

THENCE North 31 degrees 27 minutes 25 seconds West, along the common line between said 970.40 acre tract and said 1109.41 acre tract, and running parallel with game fence, at a distance of 6822 feet to the end of said game fence and the beginning of a barbed wire fence, and continuing now, along the southwesterly line of said 970.40 acre tract, converging with a barbed wire fence and towards a 3/8 inch iron rod found at the base of a wood fence corner post found, in all, a distance of 9538.98 feet, said iron rod found being the northeast corner of said 1109.41 acre tract of land, said iron rod found on a southeasterly right-of-way line of Farm-to-Market Highway No. 51;

THENCE North 15 degrees 20 minutes 28 seconds East, along a northwesterly line of said 970.40 acre tract and along a southeasterly right-of-way line of Farm-to-Market Highway No. 51, a distance of 1718.37 feet, to a concrete right-of-way monument found for an angle point and a corner of said 970.40 acre tract, said monument found being the beginning of a curve to the right, having a radius of 1860.00 feet;

THENCE along said curve to the right, and along a northwesterly line of said 970.40 acre tract, and along said right-of-way line, an arc distance of 858.43 feet, being subtended by a chord that bears North 28 degrees 32 minutes 49 seconds East, 850.83 feet, to a capped (stamped "RPLS 5614") 1/2 inch iron rod set at the base of a disturbed right-of-way marker found, said iron rod set for the end of said curve, and said iron rod set being an angle point and a corner of said 970.40 acre tract of land;

THENCE North 41 degrees 51 minutes 13 seconds East, along a northwesterly line of said 970.40 acre tract and along said right-of-way line, a distance of 43.82 feet, to the POINT OF BEGINNING and containing 969.921 acres of land more or less, as surveyed by Buffalo Creek Surveyor, Joe Davis Ballard, RPLS No. 5614.

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