

JAMES M. HARBOUR SURVEY
ABSTRACT NO. 109
MADISON COUNTY, TEXAS

DAVID RANDALL HOVORAK
68.32 ACRES
752/075

I, BRADLEY L. LIPSCOMB, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952 IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO THE TITLE AGENCY, UNDERWRITER, LENDER, MORTGAGE CO. AND/OR PURCHASER THAT THIS SURVEY WAS MADE ON THE GROUND: THIS PLAT HEREON AND THE FIELD NOTES ATTACHED TRULY AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY. THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN; THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN; PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY. SAID PROPERTY IS ENTIRELY WITHIN "ZONE X" OF THE FLOOD HAZARD AREA ACCORDING TO FLOOD RATE MAP NO. 48180 PANELS 0080A, MADISON COUNTY, TEXAS DATED SEPTEMBER 27, 1991. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 28TH DAY OF JULY, 2021.

BRADLEY L. LIPSCOMB, RPLS.



ASA KEEFER SURVEY
ABSTRACT NO. 279

DONAHO ROAD

N 06°50'01" E 446.82'

S 06°50'01" W 491.12'

S 83°24'27" E 1073.58'

TRACT 2
11.096 Acres

CARL HERMANN, ET UX
TO
PACER, LLC
193.891 ACRES
JUNE 17, 2021
VOL. 1816, PG. 107

N 83°00'58" W 1072.38'

S 06°59'02" W 454.15'

NOTES:

- 1) THE LOCATION OF THE PIPELINES SHOWN ON THIS PLAT HAVE BEEN LOCATED UTILIZING A VARIETY OF SOURCES INCLUDING, BUT NOT LIMITED TO, EXISTING MARKERS FOUND ON THE GROUND AT THE TIME OF THE SURVEY, DESCRIPTIONS CONTAINED WITHIN THE EASEMENT DOCUMENTS AND EXISTING MAPS OF THE AREA WHICH DEPICT THEIR LOCATIONS. THERE MAY BE ADDITIONAL PIPELINES OR THE LOCATIONS SHOWN MAY BE SIGNIFICANTLY DIFFERENT FROM THE ACTUAL LOCATION ON THE GROUND. INTERESTED PARTIES ARE ENCOURAGED TO HAVE ALL UNDERGROUND UTILITIES MARKED BEFORE PERFORMING ANY EXCAVATION OR BUILDING ACTIVITIES.
- 2) THIS SURVEYOR HAS NOT ATTEMPTED TO LOCATE ANY EASEMENTS OR OTHER MATTERS BEYOND THOSE REFLECTED ON THE TITLE COMMITMENT - G.F. NO. BC2110581.
- 3) THE FOLLOWING EASEMENTS DO NOT APPLY TO THIS TRACT (ALL RECORDED AND APPLY TO A TRACT LOCATED IN BURLESON COUNTY TEXAS):
 - A) BLUEBONNET ELECTRIC COOPERATIVE, INC. - 916/220
 - B) FERGUSON CROSSING PIPE LINE CORP. - 269/486
 - C) CLAUON GAS COMPANY - 280/571
 - D) SCURLOCK OIL COMPANY - 291/381
 - E) FERGUSON CROSSING PIPE LINE CO. - 342/454

LEGEND

- ▲ - 10" WOODEN FENCE POST FOUND
- P- - OVERHEAD POWERLINE
- X- - BARBED WIRE FENCE
-) (- - UNDERGROUND PIPELINE
- - 1/2" IRON ROD SET WITH RED CAP MARKED "TRAD SURVEYING RPLS 5952"

BEARINGS ARE BASED ON THE
TEXAS STATE PLANE COORDINATE SYSTEM
OF 1983, TEXAS CENTRAL ZONE



FIRM REGISTRATION NO. 10007900
SURVEYING, INC.
528 COUNTY ROAD 325 P.O. BOX 1489 ROCKDALE, TX. 76567

TRACT 2 - 11.096 ACRES
PART OF A CALLED 193.891 ACRE TRACT
JAMES M. HARBOUR SURVEY
ABSTRACT NO. 109
MADISON COUNTY, TEXAS

Completion Date: 7/28/21 Drawn by: BL

Scale: 1"=200' Surveyed by: LS/JD

PROJECT NO. S20-256 Checked by: BL

GRID NORTH



In Re: 11.096 Acres (Tract 2)
A part of a called 193.891 Acre Tract
James M. Harbour Survey
Abstract No. 109
Madison County, Texas

All that certain tract or parcel of land situated in Madison County, Texas, being a part of the James M. Harbour Survey, Abstract No. 109, being a part of a called 193.891 Acre tract conveyed from Carl Hermann, et ux to Pacer, LLC by deed dated June 17, 2021, recorded in Volume 1816, Page 107 of the Official Public Records of Madison County, Texas and being more particularly described by metes and bounds as follows to wit:

COMMENCING at a found 10" wooden fence corner post on the common line between the said Harbour Survey and the Asa Keefer Survey, A-279, the east Right-of-Way line of Donaho Road (County Road), at the southwest corner of a called 68.32 Acre tract conveyed to David Randall Hovorak in Volume 752, Page 075, at the northwest corner of the said 193.891 Acre;

THENCE S 06°50'01" W - 491.12' along the said common line between the said Harbour and Keefer Surveys, the common line between the said east Right-of-Way line of Donaho Road and the said 193.891 Acre tract, to a set 1/2" iron rod with red plastic cap marked "TRIAD RPLS 5952" for the **POINT OF BEGINNING** and the northwest corner of this tract;

THENCE entering the said 193.891 Acre tract, for division, for the following courses and distances:

S 83°24'27" E - 1073.58' to a set 1/2" iron rod with red plastic cap marked "TRIAD RPLS 5952" for the northeast corner of this tract;

S 06°59'02" W - 454.15' to a set 1/2" iron rod with red plastic cap marked "TRIAD RPLS 5952" for the southeast corner of this tract;

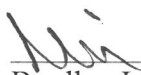
N 83°00'58" W - 1072.38' to a set 1/2" iron rod with red plastic cap marked "TRIAD RPLS 5952" on the said common line between the said Harbour and Keefer Surveys, the said common line between the said east Right-of-Way line of Donaho Road and the said 193.891 Acre tract, for the southwest corner of this tract;

THENCE N 06°50'01" E - 446.82' along the said common line between the said Harbour and Keefer Surveys, the said common line between the said east Right-of-Way line of Donaho Road and the said 193.891 Acre tract, to the **POINT OF BEGINNING** containing within these metes and bounds 11.096 Acres of land.

Bearings are based on the Texas State Plane Coordinate System of 1983, Texas Central Zone.

I, Bradley L. Lipscomb, Registered Professional Land Surveyor No. 5952 in the State of Texas, do hereby certify that this survey was performed on the ground under my supervision and that the field notes hereon are true and correct to the best of my knowledge.

Given under my hand and seal this 28th day of July, 2021.


Bradley L. Lipscomb RPLS



Triad Surveying, Inc.
Firm Registration No. 10007900
P.O. Box 1489
Rockdale, TX 76567
(512) 446-3457

Project No. S20-255