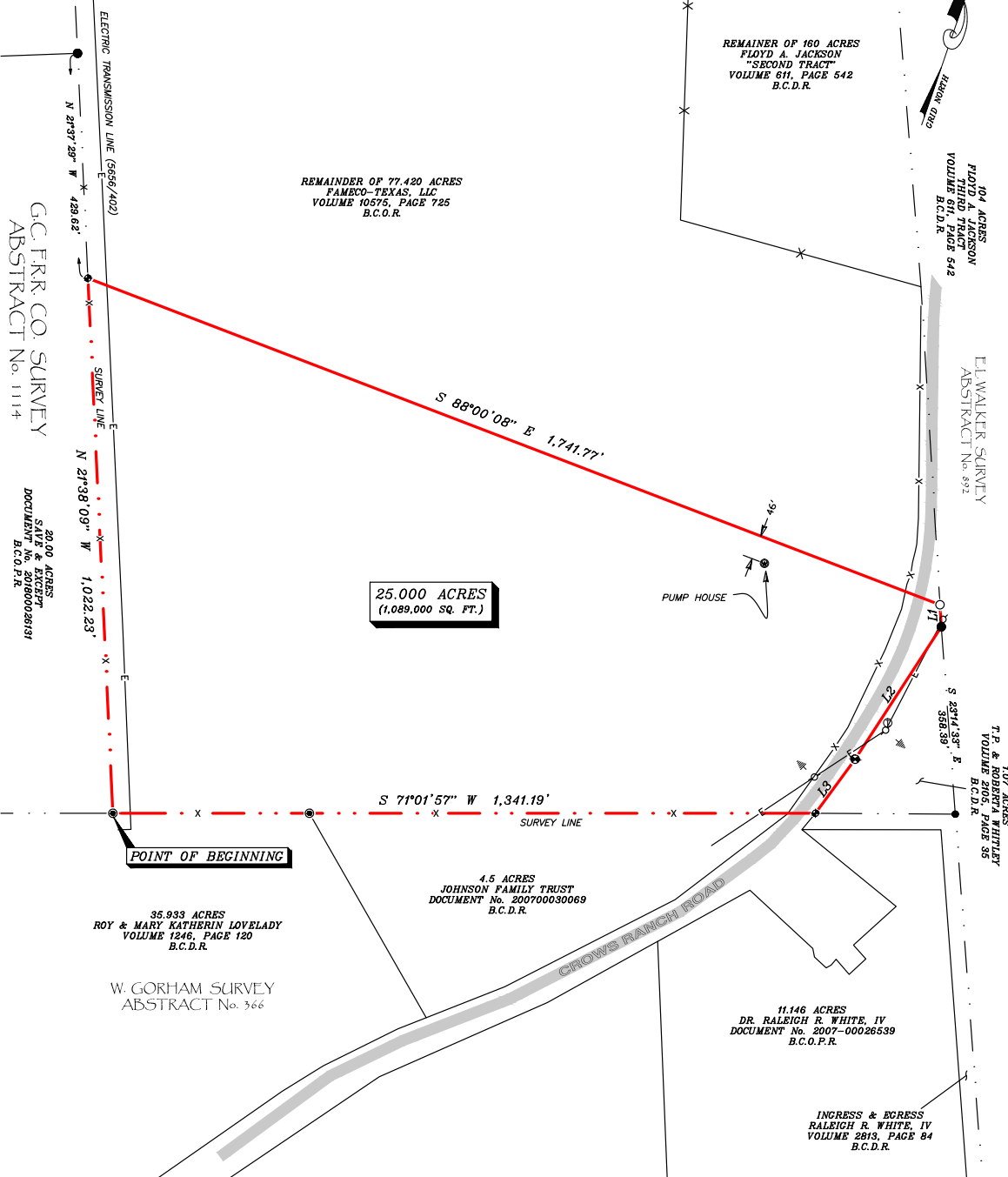


LINE	BEARING	DISTANCE
L1	S 22°22'58" E	42.22'
L2	S 14°05'58" W	301.41'
L3	S 17°19'09" W	127.99'



SURVEYOR'S NOTES:

- (1) BEARINGS, DISTANCES, & AREAS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE-NAD83; COMBINED SCALE FACTOR: 1.0001531012.
- (2) METES & BOUNDS DESCRIPTION TO ACCOMPANY THIS PLAT.
- (3) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT AND IS SUBJECT TO ANY EASEMENTS HERETOFORE GRANTED, NOT RELEASED AND NOT SHOWN HEREON.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED ON THE GROUND, DECEMBER 4, 2018. 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.

JORDAN R. GARRETT
R.P.L.S. NO. 6154

LEGEND

●	FND. 5/8" IRON ROD
○	FND. 1" IRON PIPE
○	SET 1/2" IRON ROD W/ CAP
+	'GARRETT RPLS 6154'
+	CEDAR FENCE POST
+	FND. 60D NAIL
○	WATER WELL
○	TELEPHONE PEDESTAL
○	POWER POLE
+	GUY WIRE ANCHOR
—	OVERHEAD ELECTRIC
—	WIRE FENCE

PLAT OF:
25,000 ACRES

BEING OUT OF A 77,420 ACRE TRACT CONVEYED TO PAMCO-TEXAS, LLC IN VOLUME 10575, PAGE 725 OF BELL COUNTY OFFICIAL RECORDS; SITUATED IN THE S.M. KUYDENDALL SURVEY, ABSTRACT NO. 961 IN BELL COUNTY, TEXAS.

BOUNDARY SURVEY FOR:
J.T. HAUN

4004 MERCER RD.
GEORGETOWN, TX 78628
(844) 4-JAGGEO (ID)
(866) 486-8395 (F)

JAG
GEOMATICS
INCORPORATED

WWW.JAGGEO.COM
REQUEST@JAGGEO.COM
TBPLS FIRM NO. 10170400

File Name: 181203.dwg Completion Date: 12/10/2018

Scale: 1" = 200' Surveyed by: DN/BD

Drawn by: JG Job No.: 180730

TITLE: CROWS RANCH ROAD, SALADO, TEXAS



4004 Mercer RD
Georgetown, TX 78628
(844) 4 -JAGGEO (V.)
(866) 486 – 8395 (F.)
TBPLS Firm No. 10170400

FIELD NOTES

25.000 Acres, Being out of a 77.420 acre tract conveyed to Fameco-Texas, LLC in Volume 10575, Page 725 of Bell County Official Records; situated in the S.M. Kuydendall Survey, Abstract No. 961 in Bell County Texas and being more particularly described as follows:

BEGINNING at the Southeast corner of a 20.00 acre Save and Except tract recorded in Document No. 201800026131 of Bell County Official Public Records, in the North line of a 35.933 acre tract conveyed to Roy & Mary Katherine Lovelady in Volume 1246, Page 120 of Bell County Deed Records and at the Southwest corner of this herein described tract;

THENCE: N 21°38'09" W – 1,022.23 feet, along the East line of said 20.00 acre tract and West line of said 77.420 acre tract to a Cedar Fence Post with fence post tag set stamped "RPLS 6154" set for the West corner of this herein described tract from which the Northeast corner of said 20.00 acre tract Bears: N 21°37'29" W – 429.62 feet;

THENCE: S 88°00'08" E – 1,741.77 feet, severing said 77.420 acre tract, a 1/2" Iron Rod with cap stamped "Garrett RPLS 6154" set in the apparent East margin of Crows Ranch Road, the East line of said 77.420 acre tract, the West line of a 104 acre tract called "Third Tract" in deed conveyed to Floyd A. Jackson in Volume 611, Page 542 in Bell County Deed Records and for the Northeast corner of this herein described tract;

THENCE: S 22°22'58" E – 42.22 feet, to a 1/2" Iron Rod found in the apparent East margin of Crows Ranch Road, being in the East line of said 77.420 acre tract, the West line of said 104 acre tract, the North corner of a 1.07 acre tract conveyed to T.P. & Roberta Whitley in Volume 2105, Page 35 of Bell County Deed Records, from which a 1/2" Iron Rod found at the Southeast corner of said 1.07 acre tract Bears: S 23°14'33" E – 358.39 feet, and at an angle point of this herein described tract;

THENCE: S 14°05'58" W – 301.41 feet, to a 60D Nail found in the apparent East margin of Crows Ranch Road, at an angle point in the Northwest line of said 1.07 acre tract and at an angle point of this herein described tract;

THENCE: S 17°19'09" W – 127.99 feet, to a Cedar Fence post found in the apparent East margin of Crows Ranch Road, the Southwest corner of said 1.07 acre tract, the Northwest corner of an Ingress and Egress easement described in Volume 2813, Page 84 of Bell County Deed Records and for the Southeast corner of this herein described tract;



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THENCE: S 71°01'57" W – 1,341.19 feet, along the North line of a 4.5 acre tract conveyed to Johnson Family Trust in Document No. 200700030069 of Bell County Deed Records and the North line of said 35.933 acre tract, to the **POINT OF BEGINNING**, containing **25.000 acres**, (1,089,000 SQ. FT.) of land more or less.

Unless this Field Notes Description, including preamble, seal and signature, appears in its entirety, and in its original form, surveyor assumes no responsibility or liability for its accuracy. All bearings, distances and areas are based on the Texas Coordinate System, Central Zone, North American Datum of 1983; Combined Scale Factor: 1.0001531012.

Plat to accompany this metes and bounds description.

This Field Note Description is true and correct to the best of my knowledge and belief based on data obtained from the Bell County Clerk, The Bell County Central Appraisal District and a Survey made On-The-Ground under my direct supervision on December 4, 2018.


Jordan R. Garrett
Registered Professional Land Surveyor
License No. 6154

