

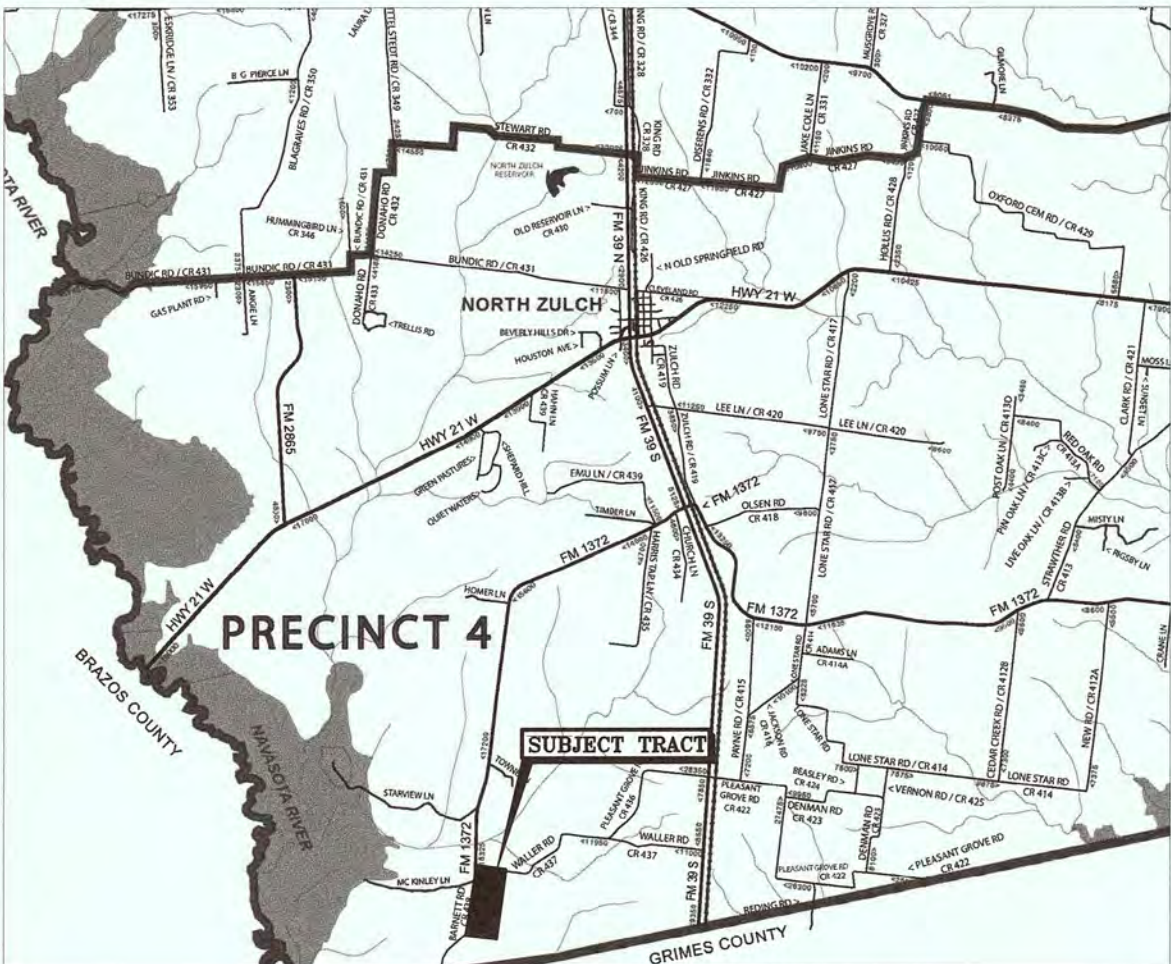
CARTER CREEK ESTATES

+/- 157.14 ACRES

Doc 116916 Bk OR Vol 1845 Pg 38

OUT OF A CALLED 79.22 ACRE TRACT,
AND A CALLED 79.53 ACRE TRACT LOCATED IN THE
JOHN PAYNE LEAGUE SURVEY, A-25
MADISON COUNTY, TEXAS

VICINITY MAP N.T.S.



SURVEYOR CERTIFICATE
THE STATE OF TEXAS
COUNTY OF MADISON

I, KEITH ZIMMERMAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6723, OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND MEETING ALL THE MINIMUM STANDARDS AS SET FORTH BY THE TBPES; AND IS A TRUE AND CORRECT IN ACCORDANCE WITH AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY PERSONAL DIRECTION AND SUPERVISION AND BEING FURTHER THAT SURVEY OF SAID SUBDIVISION BEING COMPRISED OF AND A PORTION OF 157.14 ACRES OF LAND BEING OUT OF A CALLED 79.22 ACRE TRACT AND A CALLED 79.53 ACRE TRACT LOCATED IN THE JOHN PAYNE LEAGUE SURVEY, A-25, MADISON COUNTY, TEXAS AS DESCRIBED BELOW.

DATED THIS 22nd DAY OF November, 2021.

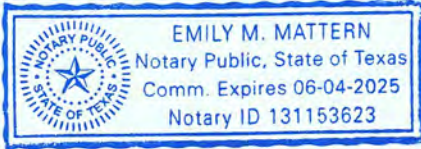
BY: Keith Zimmerman
KEITH ZIMMERMAN R.P.L.S. 6723

OWNERS CERTIFICATE

THE UNDERSIGNED, JAKT LP & SWT TEXAS INVESTMENTS LLC, HEREBY CERTIFIES TO BEING THE OWNER(S) OF THE LEGAL TITLE AND THE ONLY PERSONS, FIRM OR CORPORATION HAVING ANY RIGHT, TITLE OR INTEREST IN AND TO THE LAND SHOWN ON THE PLAT AND FURTHER CERTIFIES THAT AS OWNER(S) OF THE TITLE TO THE SAID LAND AS DESCRIBED ON THIS PLAT OF CARTER CREEK ESTATES SUBDIVISION. SAID SUBDIVISION BEING COMPRISED OF AND A PORTION OF 157.14 ACRES OF LAND BEING OUT OF A CALLED 79.22 ACRE TRACT AND A CALLED 79.53 ACRE TRACT LOCATED IN THE JOHN PAYNE LEAGUE SURVEY, A-25, MADISON COUNTY, TEXAS AS DESCRIBED AND SHOWN AND DESCRIBED ON THIS PLAT AS TRACT 1 AND TRACT 2 AND SAID OWNER(S) HAS CAUSED THE ABOVE MENTIONED TRACT TO BE SURVEYED, STAKED AND PLATTED INTO LOTS, AND HAS CAUSED THE SAME TO BE NAMED AND DESIGNATED AS "CARTER CREEK ESTATES".

WITNESS MY HAND IN North Zulch, MADISON COUNTY, TEXAS, THIS 23rd DAY OF November, 2021.

BY: [Signature] REPRESENTATIVE BY: Jeri D. Thompson REPRESENTATIVE



NOTARY PUBLIC ACKNOWLEDGEMENT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 23 DAY OF November, 2021.

NOTARY PUBLIC, STATE OF TEXAS
BY: Emily M. Mattern
PRINTED NAME

NOTARY'S SIGNATURE: Emily M. Mattern
NOTARY'S COMMISSION EXPIRES: 06-04-2025

NOTARY PUBLIC ACKNOWLEDGEMENT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 23 DAY OF November, 2021.

NOTARY PUBLIC, STATE OF TEXAS
BY: Emily M. Mattern
PRINTED NAME

NOTARY'S SIGNATURE: Emily M. Mattern
NOTARY'S COMMISSION EXPIRES: 06-04-2025

COMMISSIONERS COURT ACKNOWLEDGEMENT:

THIS INSTRUMENT WAS ACKNOWLEDGE THIS 13th DAY OF December 2021

BY: [Signature]
COUNTY JUDGE

BY: _____
COMMISSIONER PRECINCT 1

BY: [Signature]
COMMISSIONER PRECINCT 3

BY: [Signature]
COMMISSIONER PRECINCT 2

BY: [Signature]
COMMISSIONER PRECINCT 4

COUNTY CLERK'S CERTIFICATE

THE STATE OF TEXAS:
COUNTY OF MADISON:

I, SUSANNE MORRIS, COUNTY CLERK IN AND FOR SAID COUNTY, HEREBY CERTIFY THAT

THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED IN MY

OFFICE THE 13th DAY OF December, 2021, A.D., AT 10:30 O'CLOCK A.M. AND

DULY RECORDED IN SAID COUNTY IN DOCUMENT/VOLUME NO. 1845

PAGE 38 OF THE REAL PROPERTY RECORDS OF MADISON COUNTY, TEXAS,

PLAT PAGE Book 1, PAGE 42 MAP RECORDS OF MADISON COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF THE SAID COUNTY, AT OFFICE IN MADISONVILLE, TEXAS.

SUSANNE MORRIS
COUNTY CLERK
MADISON COUNTY, TEXAS

BY: [Signature]
DEPUTY COUNTY CLERK



Carter Creek Estates Restrictions

These covenants are written to protect the property owners and maintain property values. Their intention is to create comfortable, clean country living.

- Property shall be used for single-family residential farm/ranch purposes only. RVs and motor homes may be used temporarily during construction or for limited camping use.
- Mobile homes and mobile home parks are not allowed.
- No trash, garbage, or other disposal matter shall be deposited or stored on said premises. Storage shall be limited to and contained in a garage or barn. No open garbage pits shall be used or constructed.
- There shall be no commercial feedlots, chicken or other poultry houses, or hog farms. Horses, cattle, goats, sheep, and other livestock may be kept on any tract: the tract on which the animals are kept must be securely fenced so that the animals are restricted to their respective owner's tract unless otherwise agreed upon with a neighboring property owner.
- No more livestock shall be kept on the property beyond that considered to be normal stocking rate and/or with normal sanitary conditions.
- All boats, tractors, travel trailers, motor homes, recreational vehicles and commercial vehicles, that are inoperable or do not have current operating licenses shall not be stored or kept on any tract except in enclosed garages or storage facilities protected from the view of other owners.
- There shall be no changes, alterations, or amendments to this agreement without the express written consent of 90% of the deed holders covered by this document.
- These restrictions shall remain in effect until January 1, 2030 at which time they will expire.

"SWT Texas Investments LLC & JAKT LP hereby convey said 4.34 acres shown on Carter Creek Estates plat within public right of way to Madison County. There is SAVED and EXCEPTED from the conveyance and RESERVED unto grantor, grantor's heirs and assigns forever, all of the interest owned by grantor in and to all oil, gas and other minerals in, on, and under that may be produced from the property."

TRACT 1
+/- 78.80 ACRES
(CALLED 79.22 ACRES)
LOCATED IN THE JOHN PAYNE LEAGUE, A-25,
MADISON COUNTY, TEXAS.

SAID 78.80 ACRES BEING DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING THE SAME TRACT CALLED 79.22 ACRES LOCATED IN JOHN PAYNE LEAGUE, ABSTRACT NO.25 AS CONVEYED TO EDDIE L. KOENNING BY THE VETERANS' LAND BOARD OF TEXAS AND RECORDED IN VOLUME 254, PAGE 257 OF THE DEED RECORDS OF MADISON COUNTY, TEXAS, SAID 78.80 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN AT A FOUND CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF HEREIN DESCRIBED 78.80 ACRE TRACT, SAID MONUMENT BEING LOCATED ON THE APPARENT WEST BOUNDARY OF THE JOHN PAYNE SURVEY AND BEING NORTH 84°34'15" WEST 13.49 FEET FROM A FOUND 1/2 INCH IRON ROD MARKING THE SOUTHWEST CORNER OF THAT CALLED 42.36 ACRE TRACT CONVEYED TO ANTHONY AMOROSO IN VOLUME 906, PAGE 332 OF THE DEED RECORDS OF MADISON COUNTY TEXAS;

THENCE: SOUTH 81°25'37" EAST ALONG THE NORTH LINE OF SAID 78.80 ACRE TRACT (CALLED 79.22 ACRES) FOR A DISTANCE OF 2246.37 FEET TO THE NORTHEAST CORNER AND TO A FOUND CONCRETE MONUMENT BEING LOCATED ON THE SOUTHERN MARGIN OF WALLER ROAD (PUBLIC GRAVEL) AND THE WEST LINE OF THAT CALLED 43.02 ACRE TRACT CONVEYED TO THE JAMES AND ATHLYN BOSWELL LIVING TRUST IN VOLUME 1181, PAGE 55 OF THE DEED RECORDS OF MADISON COUNTY TEXAS;

THENCE: SOUTH 06°45'12" WEST ALONG THE COMMON KOENNING AND BOSWELL LINE FOR A DISTANCE OF 1512.73 FEET TO A FOUND CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF TRACT 2 CALLED THE SOUTH TRACT AND BEING CALLED 79.53 ACRES PER THAT DEED RECORDED IN VOLUME 255 AT PAGE 787 OF THE DEED RECORDS OF MADISON COUNTY, TEXAS;

THENCE: NORTH 83°06'06" WEST ALONG THE NORTH LINE OF SAID CALLED 79.53 ACRE TRACT FOR A DISTANCE OF 401.64 FEET TO A SET CAPPED 1/2 INCH IRON ROD ON THE EAST LINE OF THE BOSWELL CEMETERY;

THENCE: NORTH 06°53'54" EAST ALONG THE EAST LINE OF SAID BOSWELL CEMETERY FOR A DISTANCE OF 129.77 FEET TO A SET CAPPED 1/2 INCH IRON ROD AT A CHAIN LINK FENCE CORNER;

THENCE: NORTH 83°06'06" WEST ALONG THE NORTH LINE OF SAID BOSWELL CEMETERY FOR A DISTANCE OF 180.56 FEET TO A SET CAPPED 1/2 INCH IRON ROD AT A CHAIN LINK FENCE CORNER;

THENCE: SOUTH 06°53'54" WEST ALONG THE WEST LINE OF SAID BOSWELL CEMETERY FOR A DISTANCE OF 129.77 FEET TO A SET CAPPED 1/2 INCH IRON ROD BEING LOCATED ON THE NORTH LINE OF SAID CALLED 79.53 ACRE;

THENCE: NORTH 83°06'06" WEST ALONG THE NORTH LINE OF SAID CALLED 79.53 ACRE TRACT PASSING A FOUND CONCRETE MONUMENT AT A DISTANCE OF 1570.26 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 1645.48 FEET TO A CALCULATED CORNER ON THE APPARENT WEST LINE OF THE JOHN PAYNE SURVEY AND MARKING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE: NORTH 06°06'57" EAST ALONG THE WEST LINE OF HEREIN DESCRIBED 78.80 ACRE TRACT AND THE APPARENT WEST LINE OF THE JOHN PAYNE SURVEY FOR A DISTANCE OF 1578.53 FEET TO THE PLACE OF BEGINNING AND CONTAINING 78.80 ACRES OF LAND MORE OR LESS AND OF WHICH PLUS OR MINUS 3.41 ACRES FALLS WITHIN THE MARGINS OF F.M. ROAD 1372, WALLER ROAD & BARNETT ROAD.

TRACT 2
+/- 78.34 ACRES
(CALLED 79.53 ACRES)
LOCATED IN THE JOHN PAYNE LEAGUE, A-25,
MADISON COUNTY, TEXAS.

SAID 78.34 ACRES BEING DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING THAT TRACT CALLED 79.53 ACRES LOCATED IN JOHN PAYNE LEAGUE, ABSTRACT NO.25 AS CONVEYED TO WELBOURNE P. KOENNING BY THE VETERANS' LAND BOARD OF TEXAS AND RECORDED IN VOLUME 255, PAGE 787 OF THE DEED RECORDS OF MADISON COUNTY, TEXAS, SAID 78.34 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN AT A FOUND CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF HEREIN DESCRIBED 78.34 ACRE TRACT AND THE SOUTHEAST CORNER OF TRACT 1 ORIGINALLY CALLED 79.22 ACRES, SAID MONUMENT BEING LOCATED ON THE WEST LINE OF THAT CALLED 43.02 ACRE TRACT CONVEYED TO THE JAMES AND ATHLYN BOSWELL LIVING TRUST IN VOLUME 1181, PAGE 55 OF THE DEED RECORDS OF MADISON COUNTY TEXAS;

THENCE: SOUTH 06°51'45" WEST ALONG THE COMMON KOENNING AND BOSWELL LINE FOR A DISTANCE OF 1541.31 FEET TO A FOUND CONCRETE MONUMENT ON THE NORTH LINE OF THAT CALLED 133.028 ACRE TRACT CONVEYED TO JOHN BRONISLAW HERBICH ET. AL. IN VOLUME 394, PAGE 470 OF THE DEED RECORDS OF MADISON COUNTY, TEXAS; SAID MONUMENT BEING THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF BOSWELL CALLED 43.02 ACRE TRACT;

THENCE: NORTH 83°11'06" WEST ALONG THE SOUTH LINE OF SAID CALLED 79.53 ACRE TRACT FOR A DISTANCE OF 2207.55 FEET TO A FOUND CONCRETE MONUMENT ON THE EASTERLY MARGIN OF BARNETT ROAD (PUBLIC GRAVEL) AND ON THE APPARENT WEST LINE OF THE JOHN PAYNE SURVEY; SAID MONUMENT MARKING THE SOUTHWEST CORNER OF HEREIN DESCRIBED 78.34 ACRE TRACT;

THENCE: NORTH 06°06'57" EAST ALONG THE WEST LINE OF HEREIN DESCRIBED 78.34 ACRE TRACT AND THE APPARENT WEST LINE OF THE JOHN PAYNE SURVEY FOR A DISTANCE OF 1544.70 FEET TO A CALCULATED CORNER ON THE APPARENT WEST LINE OF THE JOHN PAYNE SURVEY AND SAID POINT MARKING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE: SOUTH 83°06'06" EAST ALONG THE NORTH LINE OF THE CALLED 79.53 ACRE TRACT PASSING A FOUND CONCRETE MONUMENT AT A DISTANCE OF 75.21 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 1645.48 FEET TO A SET CAPPED 1/2 INCH IRON ROD ON THE WEST LINE OF THE BOSWELL CEMETERY;

THENCE: SOUTH 06°53'54" WEST ALONG THE WEST LINE OF SAID BOSWELL CEMETERY FOR A DISTANCE OF 50.78 FEET TO A SET CAPPED 1/2 INCH IRON ROD AT A CHAIN LINK FENCE CORNER;

THENCE: SOUTH 83°06'06" EAST ALONG THE SOUTH LINE OF SAID BOSWELL CEMETERY FOR A DISTANCE OF 180.56 FEET TO A FOUND PETRIFIED ROCK AT A CHAIN LINK FENCE CORNER;

THENCE: NORTH 06°53'54" EAST ALONG THE EAST LINE OF THE BOSWELL CEMETERY FOR A DISTANCE OF 50.78 FEET TO A SET CAPPED 1/2 INCH IRON ROD ON THE NORTH LINE OF SAID CALLED 79.53 ACRE TRACT;

THENCE: SOUTH 83°06'06" EAST ALONG THE NORTH LINE OF THE CALLED 79.53 ACRE TRACT FOR A DISTANCE OF 401.64 FEET TO THE PLACE OF BEGINNING AND CONTAINING 78.34 ACRES OF LAND MORE OR LESS AND OF WHICH PLUS OR MINUS 0.93 ACRES FALLS WITHIN THE MARGINS OF BARNETT ROAD.

CARTER CREEK ESTATES +/- 157.14 ACRES JOHN PAYNE LEAGUE SURVEY A-25, MADISON COUNTY, TX.		
DRAWN BY: KZ	DATE: 10/19/21	SCALE: 1"=200'
REVISED: 11/11/2021		
DRAWING NO: 22-074TX		
SURVEYED BY: KEITH ZIMMERMAN		
TEXAS SURVEY FIRM #: 10194212		
CERTIFICATE EXPIRATION DATE: 12/31/21		

INNOVATIVE APPROACH - PROVEN RESULTS

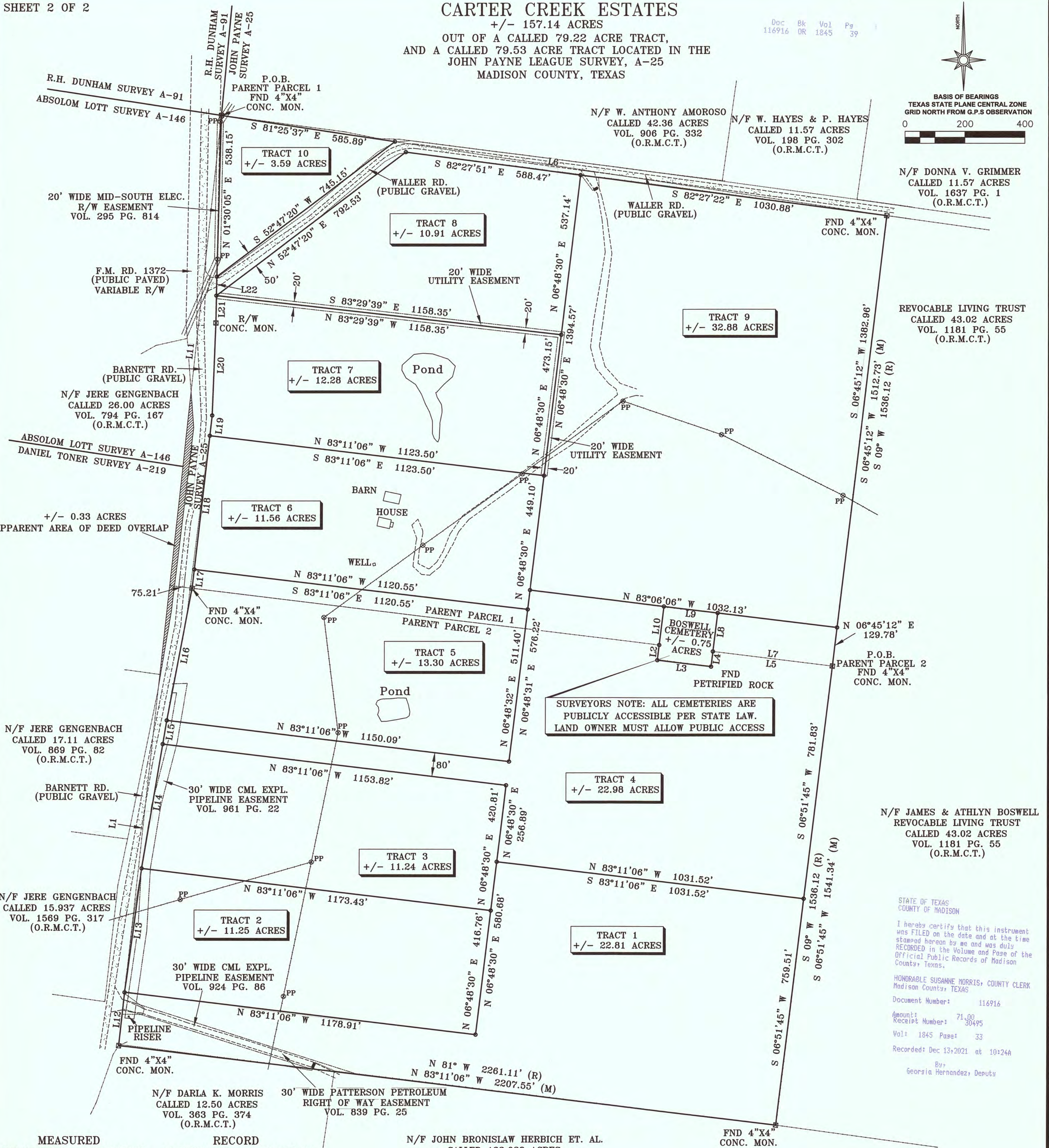
4234 BOONVILLE RD
BRYAN, TX
77802
979.314.7590

CARTER CREEK ESTATES
+/- 157.14 ACRES
OUT OF A CALLED 79.22 ACRE TRACT,
AND A CALLED 79.53 ACRE TRACT LOCATED IN THE
JOHN PAYNE LEAGUE SURVEY, A-25
MADISON COUNTY, TEXAS

Doc Bk Vol Pg
116916 OR 1845 39



BASIS OF BEARINGS
TEXAS STATE PLANE CENTRAL ZONE
GRID NORTH FROM G.P.S. OBSERVATION
0 200 400



MEASURED		
LINE	BEARING	DISTANCE
L1	N 06°06'57" E	1544.70'
L2	S 06°53'54" W	50.78'
L3	S 83°06'06" E	180.56'
L4	N 06°53'54" E	50.78'
L5	S 83°06'06" E	401.64'
L6	S 81°25'37" E	2246.37'
L7	N 83°06'06" W	401.64'
L8	N 06°53'54" E	129.77'
L9	N 83°06'06" W	180.56'
L10	S 06°53'54" W	129.77'
L11	N 06°06'57" E	1578.53'

RECORD		
LINE	BEARING	DISTANCE
L1	N 09° E	1536.12'
L2	S 09° W	52.78'
L3	S 81° E	180.56'
L4	N 09° E	52.78'
L5	S 81° E	397.22'
L6	S 81° E	2261.13'
L7	N 81° W	397.22'
L8	N 09° E	127.78'
L9	N 81° W	180.56'
L10	S 09° W	127.78'
L11	N 09° E	1536.12'

N/F JOHN BRONISLAW HERBICH ET. AL.
CALLED 133.028 ACRES
VOL. 394 PG. 470
(O.R.M.C.T.)

TRACT 1 = 22.81 ACRES	PARENT PARCELS = 157.14 ACRES
TRACT 2 = 11.25 ACRES	DIVISION PARCELS = 152.80 ACRES
TRACT 3 = 11.24 ACRES	ACREAGE WITHIN
TRACT 4 = 22.98 ACRES	PUBLIC ROAD R/W = 4.34 ACRES
TRACT 5 = 13.30 ACRES	
TRACT 6 = 11.56 ACRES	
TRACT 7 = 12.28 ACRES	
TRACT 8 = 10.91 ACRES	
TRACT 9 = 32.88 ACRES	
TRACT 10 = 3.59 ACRES	
TOTAL = 152.80 ACRES	

"SWT Texas Investments LLC & JAKT LP hereby convey said 4.34 acres shown on Carter Creek Estates plat within public right of way to Madison County. There is SAVED and EXCEPTED from the conveyance and RESERVED unto grantor, grantor's heirs and assigns forever, all of the interest owned by grantor in and to all oil, gas and other minerals in, on, and under that may be produced from the property."

SURVEYOR'S NOTES: PROPERTY FALLS WITHIN UNSHADED ZONE X
PER FEMA FLOOD MAP 481180 0090A
PANEL 90 OF 150, MADISON COUNTY, TEXAS

- LEGEND
- X- = Fence
 - G- = Gas Line
 - WM = Water Meter
 - = SECTION LINE
 - SB = Building Setback
 - U&E = Utilities & Easements
 - P- = Overhead Elec. Ln.
 - PP = Power Pole
 - T- = Tel. Ln.
 - ⊗ = Found R/W Marker
 - = Found Iron Rod
 - ⊙ = Set 5/8" Iron
 - (M) = Measured
 - (R) = Record

CARTER CREEK ESTATES +/- 157.14 ACRES JOHN PAYNE LEAGUE SURVEY A-25, MADISON COUNTY, TX.	
DRAWN BY: KZ	DATE: 10/19/21 SCALE: 1"=200'
REVISED: 11/11/2021	
DRAWING NO: 22-074TX	
SURVEYED BY: KEITH ZIMMERMAN	
TEXAS SURVEY FIRM #: 10194212	
CERTIFICATE EXPIRATION DATE: 12/31/21	

INNOVATIVE APPROACH - PROVEN RESULTS
4234 BOONVILLE RD BRYAN, TX 77802 979.314.7590

STATE OF TEXAS
COUNTY OF MADISON
I hereby certify that this instrument
was FILED on the date and at the time
stamped hereon by me and was duly
RECORDED in the Volume and Page of the
Official Public Records of Madison
County, Texas.
HONORABLE SUSANNE MORRIS, COUNTY CLERK
Madison County, TEXAS
Document Number: 116916
Amount: 71.00
Receipt Number: 30495
Vol: 1845 Page: 33
Recorded: Dec 13, 2021 at 10:24A
By: Georgia Hernandez, Deputy