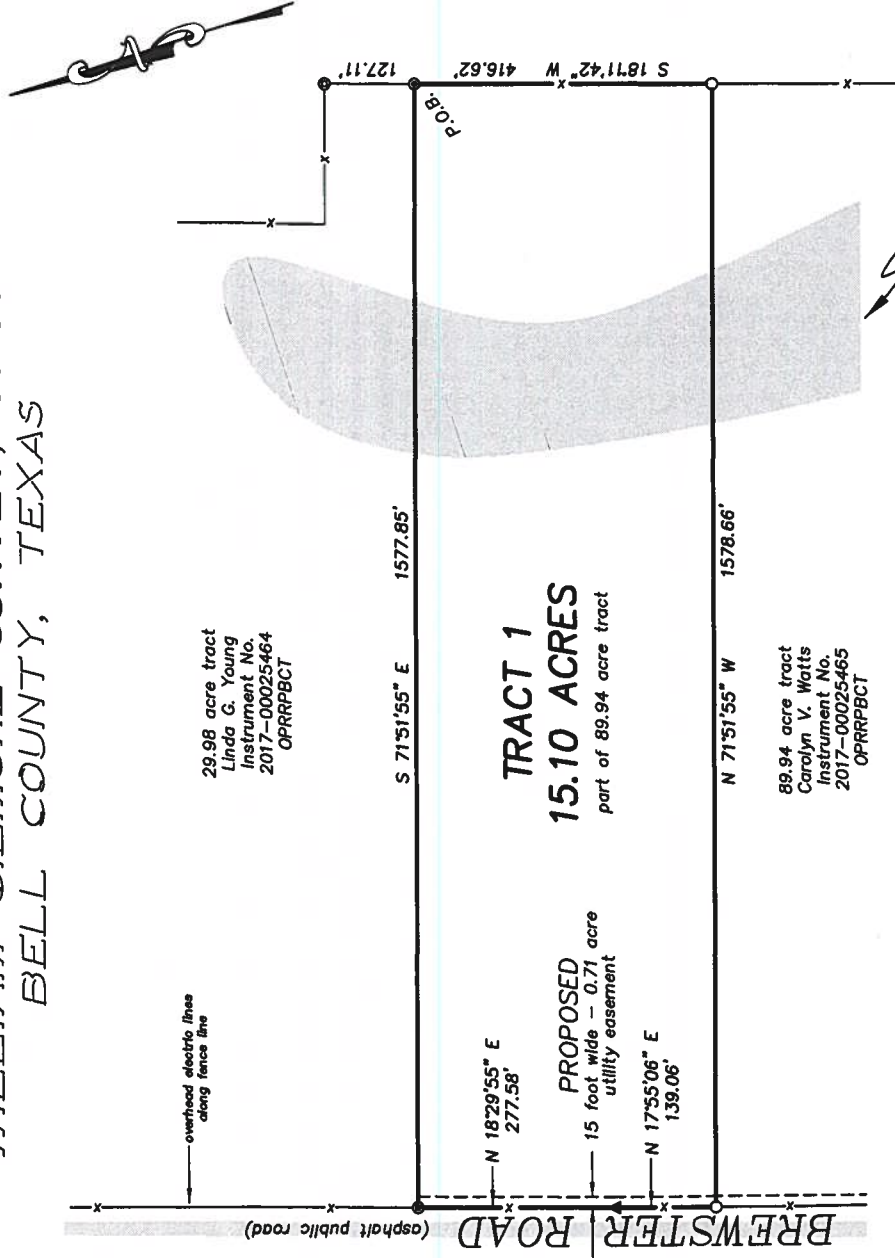


WILLIAM GILMORE SURVEY, A-339
BELL COUNTY, TEXAS

LEGEND:

- Found 1" iron pipe
- Fence post
- Found 1/2" iron rod w/yellow cap stamped "RPLS 5345"
- Set 1/2" iron rod w/yellow cap stamped "RPLS 5345"
- Wire fences
- Deed Records of Bell County, Texas
- OPRRPBCT

OPRRPBCT Official Public Records of Real Property of Bell County, Texas



remainder of a
40.601 acre tract
Randell Graham, et ux
Volume 3052, Page 50
OPRRPBCT

29.98 acre tract
Linda G. Young
Instrument No.
2017-00025464
OPRRPBCT

TRACT 1
15.10 ACRES
part of 89.94 acre tract

89.94 acre tract
Carolyn V. Watts
Instrument No.
2017-00025465
OPRRPBCT

Only those easements listed in Commitment for Title Insurance, G.F. No. C1881417, issued May 8, 2018 and relisted below were considered for this survey. No further search of the public record was made by Hughes Surveying, or the undersigned.

The following affects subject tract as noted:

15 foot wide - 0.71 acre utility easement

The following may affect subject tract, unable to plot from description:

- a. 20 feet wide easement to Pendleton WC (972/237 DRBCT)
- b. easement (unspecified width) to Texas Power and Light Company (1317/635 DRBCT)
- b. 15 feet wide easement to Texas Power and Light Company (2401/1727 DRBCT)

Shaded area depicts the approximate location of a Special Flood Hazard Zone as scaled from Flood Insurance Rate Map, Community Panel Number 4802700190E, Bell County, Texas, dated September 28, 2008. Base flood elevations have not been determined. This information is unverified, is not the result of an actual field study performed by licensed surveyors, and is shown for reference only. It cannot be relied upon to determine suitable areas for habitable structures. No topographic data was collected as part of this survey.

REVISED 6/28/18: Added proposed 15' wide utility easement

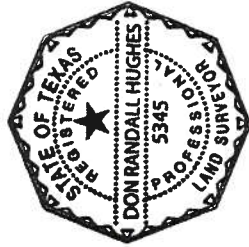
[Signature]

Hughes Surveying

Texas Board of Professional Land Surveying, Firm Number 10055300

P. O. BOX 1135
212 N. CENTRAL AVENUE
CAMERON, TEXAS 76520
PHONE (254) 697-3646 FAX (254) 697-8776

DATE:	5-23-18
Proj. No.	5494
Drn. By	LEM
Drawing No.	11-TR1
Scale:	1"=200'



This plat is to accompany a fieldnote description of the 15.10 acre tract of land shown hereon.

All bearings shown hereon are referenced to Geodetic North.

I, Don Randall Hughes, do hereby certify that this plat correctly represents a survey made on the ground under my direction and supervision on May 23, 2018.

[Signature]

Don Randall Hughes Registered Professional Land Surveyor No. 5345

EXHIBIT "A"

Being an 15.10 acre tract of land in the William Gilmore Survey, Abstract No. 339, Bell County, Texas and being a part of that certain 89.94 acre tract of land described in a deed to Carolyn Watts, Trustee, recorded in Instrument No. 2017-00025465 of the Official Public Records of Real Property of Bell County, Texas (OPRRPBCT). Said 15.10 acre tract being shown on attached plat and more particularly described by metes and bounds as follows:

BEGINNING at a found $\frac{1}{2}$ " iron rod with yellow cap stamped "RPLS 5345" at the northeast corner of above mentioned 89.94 acre tract, same being the southeast corner of a 29.98 acre tract of land to Linda G. Young (Instrument No. 2017-00025464 OPRRPBCT), in the west line of a 40.601 acre tract of land to Randell Graham, et ux, (3052/50 OPRRPBCT), from which a found 1" iron pipe at an inside ell corner of said 40.601 acre tract bears North 18 degrees 11 minutes 42 seconds East, a distance of 127.11 feet;

THENCE along the east line of said 89.94 acre tract, same being the west line of said 40.601 acre tract and generally along a fence, South 18 degrees 11 minutes 42 seconds West, a distance of 416.62 feet to a set $\frac{1}{2}$ " iron rod with yellow cap stamped "RPLS 5345";

THENCE crossing said 89.94 acre tract, North 71 degrees 51 minutes 55 seconds West, a distance of 1578.66 feet to a set $\frac{1}{2}$ " iron rod with yellow cap stamped "RPLS 5345" located in the east right-of-way line of Brewster Road;

THENCE along the east right-of-way line of Brewster Road and as evidenced by a fence, the following:

North 17 degrees 55 minutes 06 seconds East, a distance of 139.06 feet to a 4" wood fence post;

North 18 degrees 29 minutes 55 seconds East, a distance of 277.58 feet to a found $\frac{1}{2}$ " iron rod with yellow cap stamped "RPLS 5345" at the northwest corner of said 89.94 acre tract, same being the southwest corner of said 29.98 acre tract;

THENCE along the north line of said 89.94 acre tract, same being the south line of said 29.98 acre tract, South 71 degrees 51 minutes 55 seconds East, a distance of 1577.85 feet to the **POINT OF BEGINNING**, containing 15.10 acres of land.

[SJ]

[BLS]

[cvw]