

BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.

FIELD NOTE DESCRIPTION ATTACHED.

MITCHELL & ASSOC., INC. does not make or warrant any flood zone designation.

M.C.D.R.— McLennan County Deed Records.  
O.P.R.— Official Public Records of McLennan County.

Texas Central Title — G.F. No. 2020-1817  
Effective Date: August 3, 2020.

NOTES ACCORDING TO SCHEDULE "B"

10.e.) Easement recorded in Volume 594, Page 450 M.C.D.R. — Blanket Easement does affect the subject tract, Shown Hereon.  
10.f.) Easement recorded in Volume 644, Page 19 M.C.D.R. — Blanket Easement does affect the subject tract, Shown Hereon.  
10.h.) Easement recorded in Volume 547, Page 409 O.P.R. — Blanket Easement does affect the subject tract, Shown Hereon.

Legend  
— X — X — Fence  
— GAS — Approximate Location of Gas Line  
— T — Approximate Location of Communication Line

Sketch Showing 91.477 Acres of land in the W.J. Pool Survey, Abstract No. 727 in McLennan County, Texas and being the residue of that called 93 acres described a deed to Debra Konvicka Wood-McKelvain of record as Instrument 2017004152 the Official Public Records of McLennan County, Texas.

Gary Lynn Malone  
40 acres  
Instrument 9601876  
Official Public Records

William Nors  
Beatrice Nors  
Called 80.01 Acres  
Volume 1259, Page 883  
Deed Records

Harvey Siems  
Called 76.761 Acres  
Volume 1258, Page 842  
Deed Records

Tract 1  
Sharon Ann Jackson et al.  
50 acres  
Instrument 2017013113  
Official Public Records

Fred Dee and Carol Dee  
Trustees of the Dee  
Family Living Trust  
45 acres  
Instrument 2014019271  
Official Public Records

HAYEK ROAD N31°14'50"W 1468.26

[N60°E 2736.1']  
N58°15'22"E 2694.61

7" Cedar Post  
bears S58°15'22"W 0.90'

W.J. POOL SURVEY  
ABSTRACT 727

W.T. POOL SURVEY  
ABSTRACT NO. 733

91.477 ACRES

Debra Konvicka Wood-McKelvain  
Tract Two Called 93 Acres  
Instrument 2017004152  
Official Public Records

Q of 10'  
Right of Way Easement  
Williams Communications, Inc.  
Vol. 547, Pg. 409  
Official Public Records

Q of Right of Way Easement  
Sinclair Refining Company  
Vol. 594, Pg. 450  
Deed Records

Q of Right of Way Easement  
Sinclair Refining Company  
Vol. 644, Pg. 19  
Deed Records

Carla L. Robinson  
90.63 acres  
Instrument 2019019064  
Official Public Records

12 foot Strip  
Bertha Stanislov and  
August Stanislov  
Vol. 328, Pg. 160  
Deed Records

Tract 2  
Sharon Ann Jackson et al.  
Instrument 2017013113  
Official Public Records

William Greg Waddell  
Carol Ester Waddell  
Called 42.96 Acres  
Instrument 2011027430  
Official Public Records  
Described in Volume 1357,  
Page 651 Deed Records

1/2" Iron  
Rod Found

S59°10'45"W 1415.00

S30°49'15"E 12.00

HAYEK ROAD

S58°44'42"W 1289.91

60d Nail Found  
7.20'

1/2" Iron Rod  
Found for a Fence  
N59°10'45"E 7.08

12' X 1290' STRIP  
Bertha Stanislov  
August Stanislov  
Volume 328, Page 159  
Deed Records

Tract 3  
Sharon Ann Jackson et al.  
Instrument 2017013113  
Official Public Records

Barbara Grelhesi Larkin and  
James Alton Grelhesi  
40 acres  
Vol. 1345, Pg. 416  
Deed Records

Mrs. E. Koemel  
140 acres  
Vol. 384, Pg. 649  
Deed Records

A.G. UNDERWOOD SURVEY  
ABSTRACT NO. 879

FIELD NOTE POINT  
OF BEGINNING

Karen D. Bernsen  
Jeffrey Keith Bernsen  
47.08 Acres  
Instrument 2016025794  
Official Public Records

Charles Richard Hajek et al.  
49.45 acres  
Instrument 2005030197  
Official Public Records

V.H. IVY SURVEY  
ABSTRACT 479

The survey as shown hereon was prepared from an on-the-ground survey performed under my supervision on the 6th day of August 2020. There are no substantial visible appurtenances, easements or protrusions except as shown hereon.

ROBERT E. MITCHELL, RPLS, No. 5801



SURVEYED: 8/6/2020

OF 5

SCALE 0 200 400



MITCHELL & ASSOCIATES, INC.  
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WORK ORDER NO: 20-07-3910

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DRAWN BY: GA

FIELD SERVICES: TNFDS - 101/48