

DESCRIPTION – AS SURVEYED:

A 5.08 ACRE (221,341 SQUARE FEET), TRACT OF LAND, LYING WITHIN THE JOSE ANTONIO DEPENA SURVEY, ABSTRACT NO. 43, MILAM COUNTY, TEXAS, A PORTION OF A CALLED 136.835 ACRE TRACT, CONVEYED TO GLASER FARM PARTNERS, LP IN DOCUMENT NO. 2200-774, OFFICIAL RECORDS OF MILAM COUNTRY, TEXAS, DESCRIBED AS FOLLOWS:

BEGINNING, AT A 1/2" IRON PIPE FOUND FOR A EASTERNMOST CORNER OF SAID 136.835 ACRE TRACT, ALSO BEING THE SOUTHERNMOST CORNER OF A CALLED 2.42 ACRE TRACT TO CONVEYED TO JONAH SALAZAR IN DOCUMENT NO. 2018-17863, OFFICIAL RECORDS OF MILAM COUNTY, TEXAS, ALSO BEING THE NORTHWESTERN RIGHT OF WAY LINE OF S. 8<sup>TH</sup> ST. (COUNTY ROAD 1915) (55' RIGHT-OF-WAY) AND BEING THE EASTERNMOST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE SOUTHEASTERN LINE OF SAID OF 136.835 ACRE TRACT, ALSO BEING SAID NORTHWEST RIGHT OF WAY LINE OF S. 8<sup>TH</sup> ST. (COUNTY ROAD 1915), AND THE EASTERN LINE OF THE HEREIN DESCRIBED TRACT, S17°28'30"W, A DISTANCE OF 26.16 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET FOR THE SOUTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, LEAVING SAID NORTHWEST S. 8<sup>TH</sup> ST. (COUNTY ROAD 1915) RIGHT-OF-WAY, OVER AND ACROSS SAID 136.835 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- N72°43'26"W, A DISTANCE OF 709.18 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET; FOR THE WESTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT,
- N15°55'47"E, A DISTANCE OF 701.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET ON THE NORTHERN LINE OF SAID 136.835 ACRE TRACT, ALSO BEING THE SOUTHERN LINE OF A CALLED 76.976 ACRE TRACT CONVEYED TO ZELSKO FARMS, RANCH & OFFICE, LLC. IN VOLUME 1314, PAGE 451, OFFICIAL RECORDS OF MILAM COUNTRY, TEXAS, AND ALSO BEING THE NORTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE NORTHERN LINE OF SAID 136.835 ACRE TRACT, ALSO BEING THE SOUTHERN LINE OF SAID 76.976 ACRE TRACT, S73°56'04"E, A DISTANCE OF 195.76 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET AT THE SOUTHEASTERN CORNER OF SAID 76.976 ACRE TRACT AND THE WESTERNMOST CORNER OF A CALLED 2.83 ACRE TRACT CONVEYED TO CHRISTOPHER M. HARRIS AND WIFE SAMANTHA A. HARRIS IN VOLUME 1119, PAGE 1, OFFICIAL RECORDS OF MILAM COUNTY, TEXAS AND THE NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH A SOUTHERN LINE OF SAID 2.83 ACRE TRACT, ALSO BEING THE NORTHERN LINE OF SAID 136.835 ACRE TRACT, S71°59'02"E, A DISTANCE OF 112.78 FEET TO A 1/2" IRON PIPE FOUND FOR AN ELL CORNER OF SAID 2.83 ACRE TRACT AND THE NORTHERNMOST NORTHEASTERN CORNER OF SAID 136.835 ACRE TRACT,

THENCE, WITH A WESTERN LINE OF SAID 2.83 ACRE TRACT, ALSO BEING AN EASTERN LINE OF SAID 136.835 ACRE TRACT, S17°31'34"W, PASSING AT A DISTANCE OF 426.03, THE WESTERNMOST CORNER OF SAID 2.83 ACRE TRACT, ALSO BEING THE NORTHERNMOST CORNER OF SAID 2.42 ACRE TRACT AND CONTINUING FOR A TOTAL DISTANCE OF 676.29 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TLS" FOUND FOR THE WESTERNMOST CORNER OF SAID 2.42 ACRE TRACT,

THENCE, WITH THE SOUTHERN LINE OF SAID 2.42 ACRE TRACT AND A NORTHERN LINE OF SAID 136.835 ACRE TRACT S72°34'58"E, A DISTANCE OF 420.21 FEET TO THE POINT OF BEGINNING;

CONTAINING 5.08 ACRES OR 221,333 SQUARE FEET, MORE OR LESS.

FLOOD INSURANCE INFORMATION:

FLOOD ZONE DESIGNATION IN ZONE "X"  
PER F.E.M.A. FLOOD INSURANCE RATE MAP,  
COMMUNITY PANEL NUMBER 4815490200  
DATED APRIL 7, 2007  
(THE ABOVE STATEMENT IS FOR  
INFORMATION ONLY AND THE SURVEYOR  
ASSUMES NO LIABILITY FOR THE  
CORRECTNESS OF THE CITED MAP OR THE  
LOCATION OF THE FLOOD ZONE BOUNDARY.  
IN ADDITION, THE ABOVE STATEMENT DOES  
NOT REPRESENT THE SURVEYOR'S OPINION  
OF THE PROBABILITY OF FLOODING.)

GENERAL NOTES:

- BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83) TEXAS CENTRAL (4203) ZONE.
- SUBJECT PROPERTY CONTAINS A TOTAL AREA OF 5.08 ACRES (221,341 SQUARE FEET) MORE OR LESS.
- ENCROACHMENTS ARE AS SHOWN ON SURVEY.
- PHYSICAL ADDRESS: N/A
- ZONING: N/A.
- UTILITIES LOCATED BY OBSERVED EVIDENCE.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT

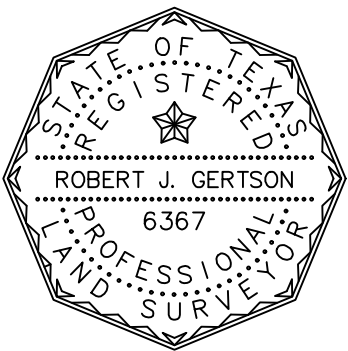
SURVEYORS CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AS PER THE LEGAL DESCRIPTION SHOWN HEREON AND SHOWS THE BOUNDARY LINES, THE DIMENSIONS AND THE AREA OF LAND INDICATED HEREON; (I) ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THE LOCATION, SIZE AND TYPE OF SUCH MONUMENTS ARE CORRECTLY SHOWN;  
(ii) THIS SURVEY SHOWS THE SIZE, LOCATION AND TYPE OF BUILDINGS, STRUCTURES AND OTHER VISIBLE IMPROVEMENTS ON THE SUBJECT PROPERTY; (iii) THAT THERE ARE NO VISIBLE DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, INTRUSIONS OR PROTRUSIONS, OVERLAPPING OF RIGHT-OF-WAYS EXCEPT AS SHOWN ON THE MAP HEREON.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION IV SURVEY.

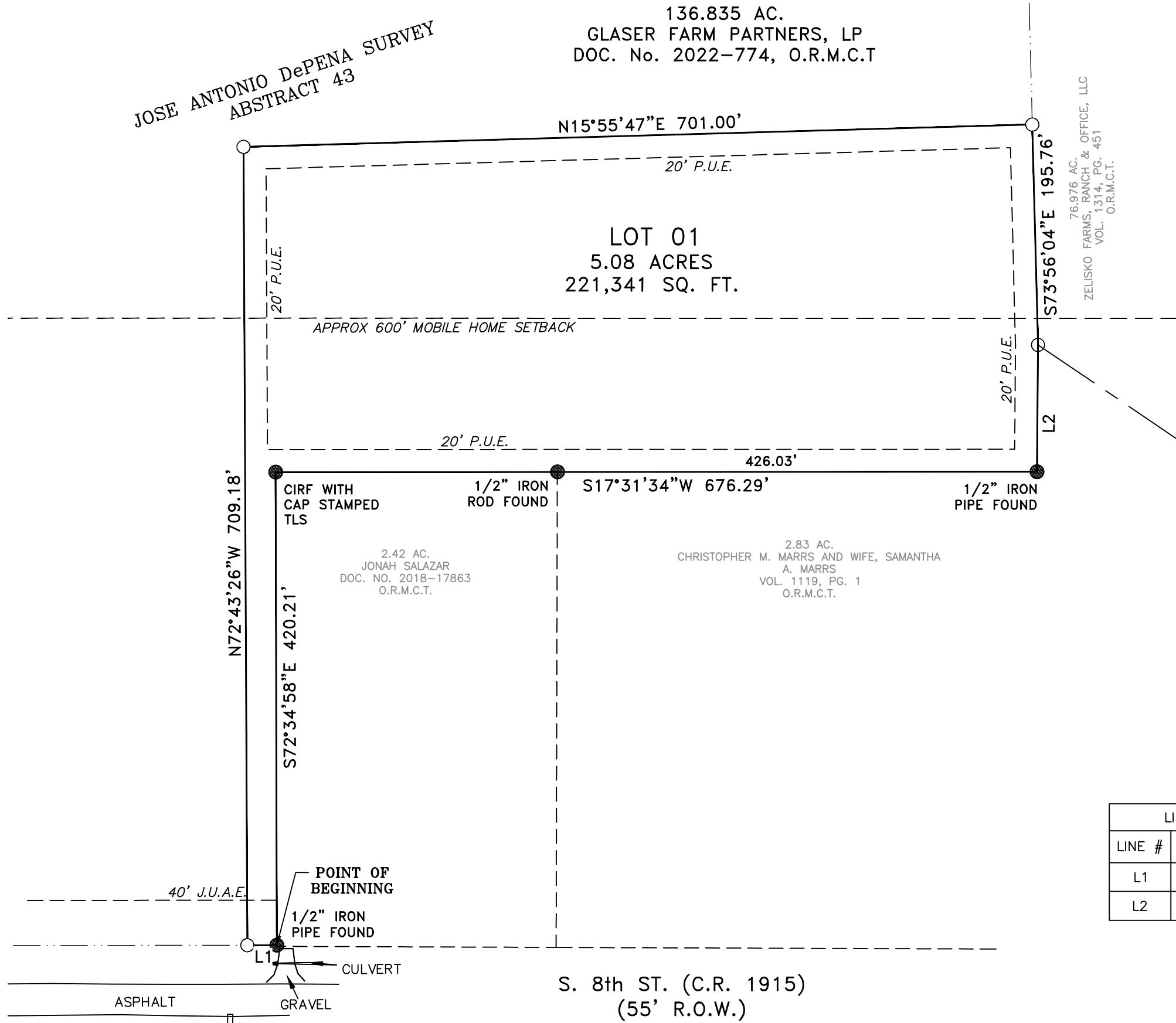
DATED THIS THE 7th DAY OF JUNE, 2022

ROBERT J. GERTSON, RPLS# 6367  
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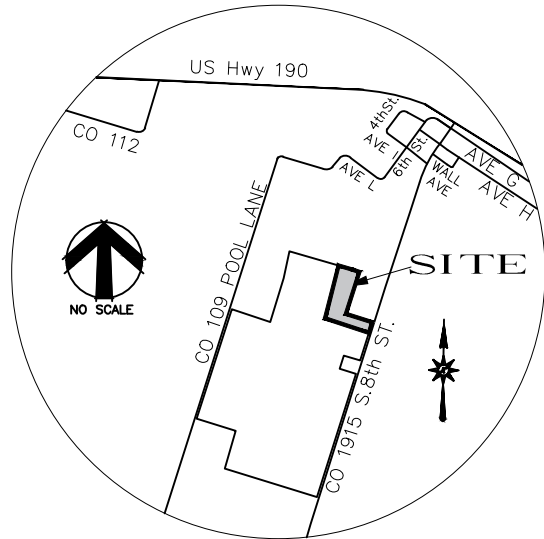


DR.	EB	CH.	RG	DATE
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P.M.	RG			
CAD FILE:				
JOB	21004696			
SHEET NO.				
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				REVISIONS

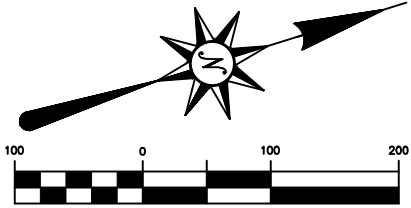
JOSE ANTONIO DePENA SURVEY  
ABSTRACT 43



LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L1	S17°28'30"W	26.16'
L2	S71°59'02"E	112.78'



LOCATION MAP  
NOT TO SCALE



LEGEND

- IRON ROD SET WITH CAP "ATWELL LLC"
- PROPERTY CORNER FOUND AS NOTED
- ADJOINER PROPERTY LINE
- BOUNDARY LINE
- J.U.A.E. JOINT USE ACCESS EASEMENT
- O.P.M.C.T. OFFICIAL PUBLIC OF MILAM COUNTY, TEXAS

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