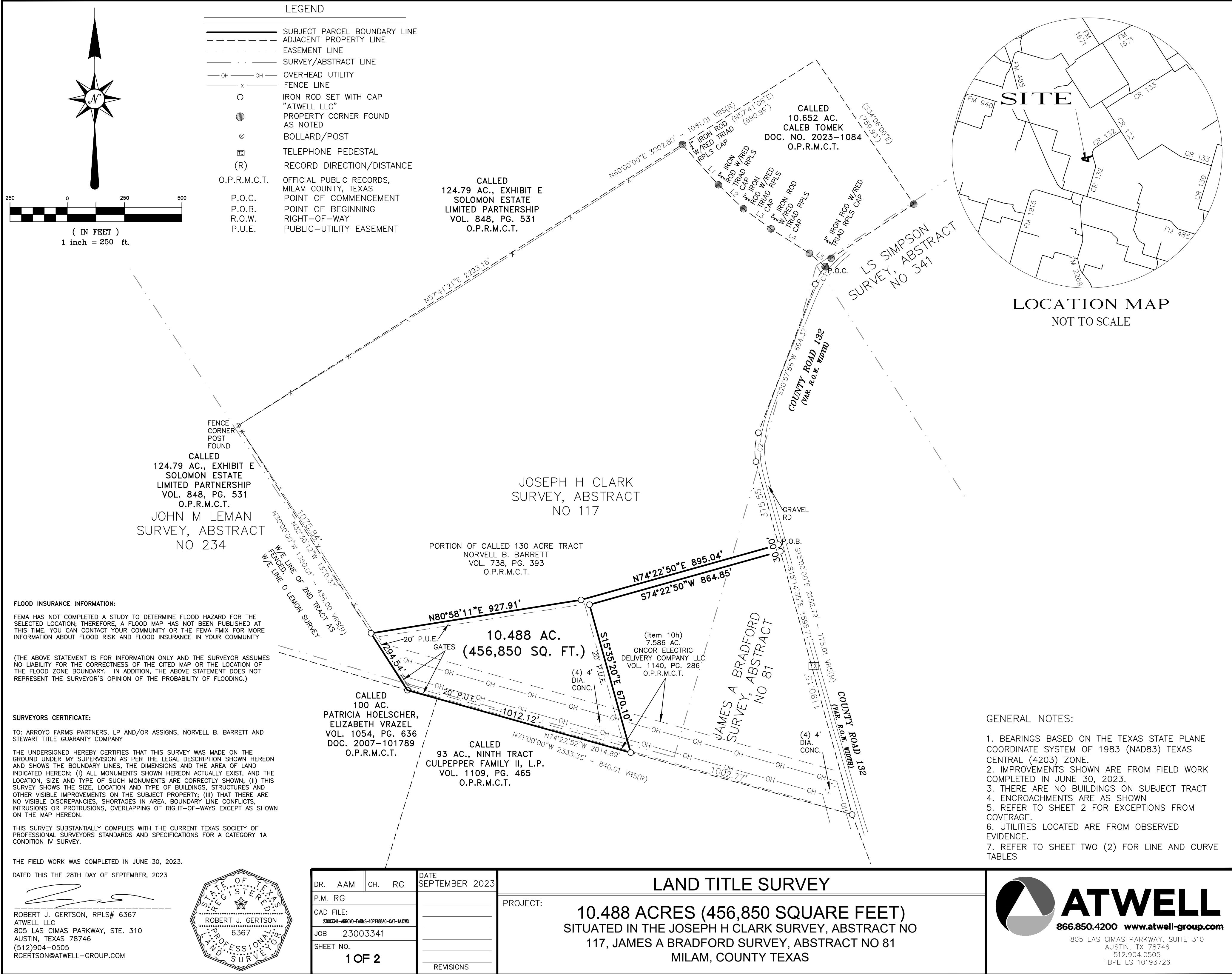




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LEGAL DESCRIPTION – FROM TITLE COMMITMENT:

BEING A (PORTION OF A) 104.757 ACRE (4,563,205 SQUARE FEET) TRACT OF LAND, MORE OR LESS, SITUATED IN THE JOSEPH H. CLARK SURVEY, ABSTRACT NO. 117, MILAM COUNTY, TEXAS, ALSO BEING SITUATED IN THE JAMES A. BRADFORD SURVEY, ABSTRACT NO. 81, MILAM COUNTY, TEXAS, BEING A PORTION OF A CALLED 130 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 738, PAGE 393, OF THE DEED RECORDS OF MILAM COUNTY, TEXAS.

LEGAL DESCRIPTION – AS SURVEYED:

BEING 10.488 ACRES (456,850 SQUARE FEET) OF LAND, SITUATED IN THE JOSEPH H. CLARK SURVEY, ABSTRACT 117, MILAM COUNTY, TEXAS, ALSO BEING SITUATED IN THE JAMES A. BRADFORD SURVEY, ABSTRACT 81, MILAM COUNTY, TEXAS, BEING A PORTION OF CALLED 130 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 738, PAGE 393, OFFICIAL PUBLIC RECORDS, MILAM COUNTY, TEXAS; SAID 10.488 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD WITH RED TRIAD RPLS CAP FOUND IN THE WESTERN RIGHT-OF-WAY LINE OF COUNTY ROAD 132 (VARIABLE WIDTH GRAVEL RIGHT-OF-WAY), BEING AT THE SOUTHERN CORNER OF A CALLED 10.652 ACRES, DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2023-1084, OFFICIAL PUBLIC RECORDS, MILAM COUNTY, TEXAS, AT A POINT OF CURVATURE TO THE LEFT;

- THENCE, WITH THE WESTERN RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 132, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:
- 1. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 227.75 FEET, AN ARC DISTANCE OF 87.86, A CENTRAL ANGLE OF 022°06'08", A CHORD BEARING AND DISTANCE OF S 29°29'40" W, 87.31 FEET TO A 1/2" IRON ROD WITH 'ATWELL LLC' CAP SET;
 - 2.S 20°57'56" W, 694.37 FEET TO A 1/2" IRON ROD WITH 'ATWELL LLC' CAP SET AT A POINT OF CURVATURE TO THE LEFT;
 - 3.WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 225.70 FEET, AN ARC DISTANCE OF 127.88, A CENTRAL ANGLE OF 032°27'51", A CHORD BEARING AND DISTANCE OF S 04°44'01" W, 126.18 FEET TO A 1/2" IRON ROD WITH 'ATWELL LLC' CAP SET;
 - 4.S 15°14'35" E, 375.55 FEET TO A 1/2" IRON ROD WITH 'ATWELL LLC' CAP SET FOR THE NORTHERN CORNER OF THE HEREIN DESCRIBED TRACT, AND FOR THE POINT-OF-BEGINNING;

THENCE, CONTINUING WITH THE WESTERN RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 132, S 15°14'35" E, A DISTANCE OF 30.00 FEET TO A 1/2" IRON ROD WITH 'ATWELL LLC' CAP SET FOR THE EASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

- THENCE, CROSSING THROUGH SAID 130 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:
- 1.S 74°22'50" W, 864.85 FEET TO A 1/2" IRON ROD WITH 'ATWELL LLC' CAP SET FOR A SOUTHEASTERN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;
 - 2.S 15°35'20" E, 670.10 FEET TO A 1/2" IRON ROD WITH 'ATWELL LLC' CAP SET IN THE NORTHEASTERN LINE OF A CALLED 93 ACRE TRACT, DESCRIBED AS 'NINTH TRACT' IN DEED RECORDED VOLUME 1109, PAGE 465, OFFICIAL PUBLIC RECORDS, MILAM COUNTY, TEXAS, AND FOR THE SOUTHERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHEASTERN LINE OF SAID 93 ACRE TRACT AND A CALLED 100 ACRE TRACT DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2007-101789, OFFICIAL PUBLIC RECORDS, MILAM COUNTY, TEXAS, ALSO BEING WITH THE SOUTHWESTERN LINE OF SAID 130 ACRE TRACT, N 74°22'52" W, A DISTANCE OF 1012.12 FEET TO A 1/2" IRON ROD WITH 'ATWELL LLC' CAP SET AT THE SOUTHERN CORNER OF A CALLED 124.79 ACRE TRACT, DESCRIBED AS 'EXHIBIT E' IN DEED RECORDED UNDER VOLUME 848, PAGE 531, OFFICIAL PUBLIC RECORDS, MILAM COUNTY, TEXAS, AND FOR A SOUTHWESTERN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE COMMON BOUNDARY OF SAID 124.79 ACRE TRACT AND SAID 130 ACRE TRACT, N 32°36'12" W, A DISTANCE OF 294.54 FEET TO A 1/2" IRON ROD WITH 'ATWELL LLC' CAP SET FOR THE WESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

- THENCE, CROSSING THROUGH SAID 130 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:
- 1.N 80°58'11" E, 927.91 FEET TO A 1/2" IRON ROD WITH 'ATWELL LLC' CAP SET FOR A NORTHEASTERN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;
 - 2.N 74°22'50" E, 895.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.488 ACRES (456,850 SQUARE FEET), MORE OR LESS.

BEARING BASIS NOTE
THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM NAD 83 (2011 ADJUSTMENT), CENTRAL ZONE (4203). ALL BEARINGS AND HORIZONTAL DISTANCES ARE IN GRID. COMBINED SCALE FACTOR 0.9998800144.

CURVE DATA TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	22°06'08"	227.75'	87.86'	S29°29'40"W	87.31'
C2	32°27'51"	225.70'	127.88'	S4°44'01"W	126.18'

LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L1	(S41°50'57"E	(236.02')
	S41°49'40"E	236.07'
L2	(S46°18'24"E	(150.92')
	S46°19'59"E	150.81'
L3	(S53°47'57"E	(149.11')
	S53°49'58"E	149.20'
L4	(S57°30'43"E	(198.33')
	S57°31'28"E	198.25'
L5	(S49°43'15"E	(90.29')
	S49°41'57"E	90.28'

EXCEPTIONS FROM COVERAGE:

ONLY THE ITEMS LISTED IN TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, GF NO. 23-1507-A, HAVING AN EFFECTIVE DATE OF MAY 16, 2023 AND ISSUED DATE OF JULY 24, 2023. AND LISTED BELOW WERE EVALUATED FOR THIS SURVEY.

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW (WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION):
DELETED
- 10.THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.):
- a. RIGHTS OF PARTIES IN POSSESSION. (OWNER'S POLICY ONLY) THIS EXCEPTION MAY BE DELETED AT THE REQUEST OF THE PROPOSED INSURED, UPON A PHYSICAL INSPECTION BY THE TITLE COMPANY AND PAYMENT OF ITS REASONABLE AND ACTUAL COSTS THEREOF.
 - b. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.
 - c. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS.
 - d. SUBJECT PROPERTY LIES WITHIN THE BOUNDARIES OF ELM CREEK WATERSHED DISTRICT.
 - e. ANY RIGHTS THAT MAY HAVE BEEN CREATED BY A CERTAIN PETITION FOR THE ORGANIZATION OF ELM CREEK WATERSHED DISTRICT, AS SHOWN BY AN INSTRUMENT DATED JANUARY 17, 1969, RECORDED IN VOLUME 362, PAGE 58, DEED RECORDS OF MILAM COUNTY, TEXAS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO. unable to locate
 - f. NOTICE OF POTENTIAL HAZARD FROM FLOODING DATED AUGUST 10,2006, EXECUTED BY ELM CREEK WATERSHED AUTHORITY (ECWA), RECORDED IN VOLUME 1020, PAGE 1, OFFICIAL RECORDS OF MILAM COUNTY, TEXAS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO. unable to locate
 - g. EASEMENT DATED JANUARY 12, 1969, EXECUTED BY MRS. JENNIE BARRETT TO NORTH MILAM WATER SUPPLY CORPORATION, RECORDED IN VOLUME 366, PAGE 48, DEED RECORDS OF MILAM COUNTY, TEXAS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO. blanket type, unable to locate
 - h. RIGHT OF WAY EASEMENT DATED DECEMBER 17,2010, EXECUTED BY NORVELL B. BARRETT TO ONCOR ELECTRIC DELIVERY CO., LLC, RECORDED IN VOLUME 1140, PAGE 286, OFFICIAL RECORDS OF MILAM COUNTY, TEXAS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO. as shown
 - i. NO LIABILITY IS ASSUMED OF THE LOCATION OF OVERHEAD UTILITY LINE(S), WITHIN THE BOUNDARY OF SUBJECT PROPERTY AND BEING SITUATED OUTSIDE ANY DESIGNATED EASEMENT, TOGETHER WITH ALL EASEMENT RIGHTS APPURTENANT THERETO, AS SHOWN ON SURVEY DATED JULY 6, 2023, PREPARED BY ROBERT J. GERTSON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6367.
 - j. NO LIABILITY IS ASSUMED BY REASON OF THE ENCROACHMENT AND/OR PROTRUSION OF FENCES INTO OR OUTSIDE THE BOUNDARY LINES OF SUBJECT PROPERTY, TOGETHER WITH ANY ASSERTION OF OWNERSHIP OF LAND LYING BETWEEN SAID FENCES AND THE BOUNDARY LINES OF SUBJECT PROPERTY, AS SHOWN ON SURVEY DATED JULY 6, 2023, PREPARED BY ROBERT J. GERTSON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6367. (OTP ONLY)

DR. AAM	CH. RG	DATE SEPTEMBER 2023
P.M. RG		
CAD FILE: 23003341-ARROYO-FARMS-10PT488AC-CAT-1A.DWG		
JOB 23003341		
SHEET NO. 2 OF 2		
		REVISIONS

PROJECT:

LAND TITLE SURVEY

10.488 ACRES (456,850 SQUARE FEET)
SITUATED IN THE JOSEPH H CLARK SURVEY, ABSTRACT NO
117, JAMES A BRADFORD SURVEY, ABSTRACT NO 81
MILAM, COUNTY TEXAS



ATWELL
866.850.4200 www.atwell-group.com
805 LAS CIMAS PARKWAY, SUITE 310
AUSTIN, TX 78746
512.904.0505
TBPE LS 10193726