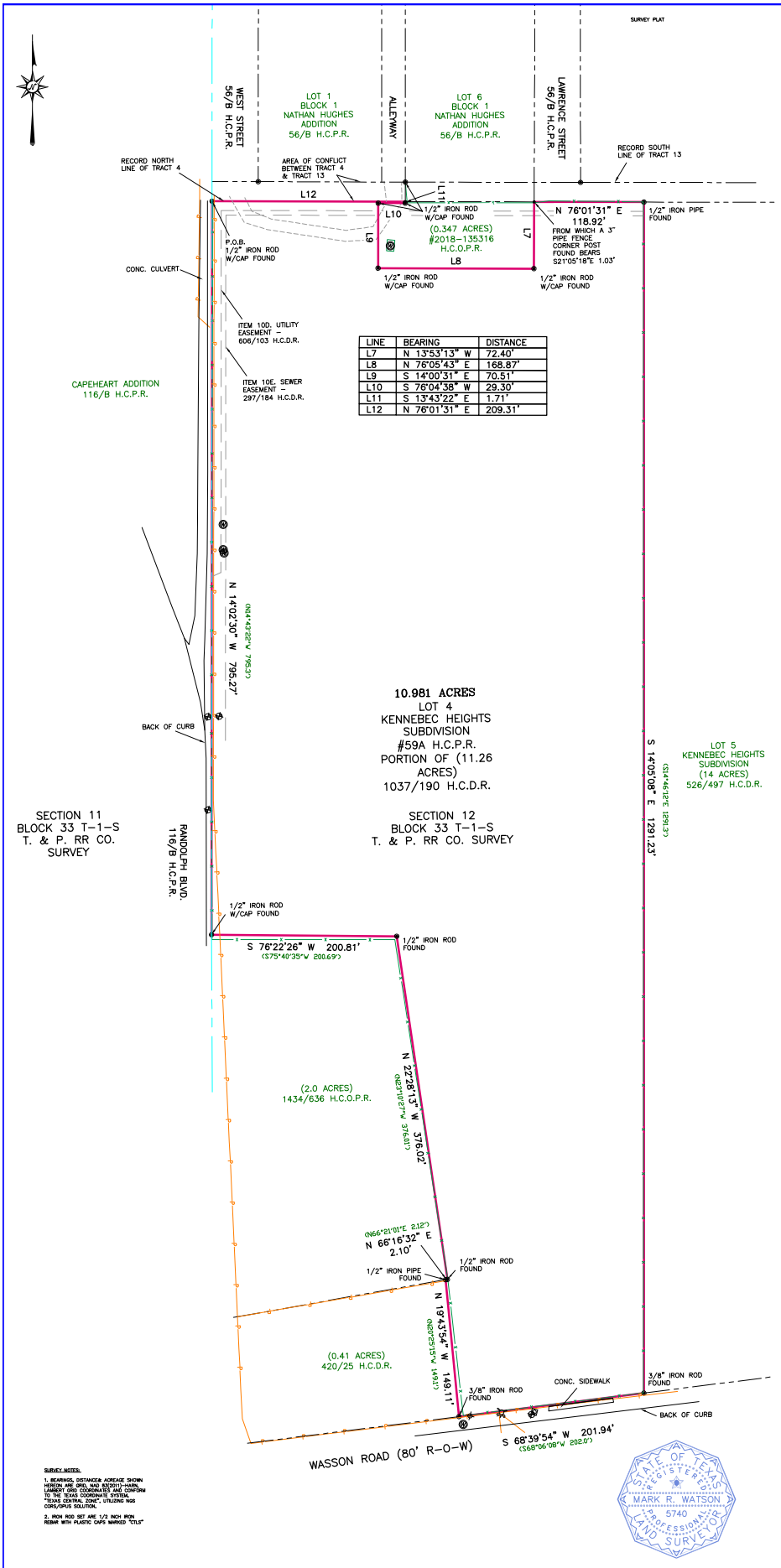

LEGAL DESCRIPTION: BEING 10.981 ACRES OF LAND OUT OF LOT 4 OF THE KENNEBEC HEIGHTS SUBDIVISION IN HOWARD COUNTY, TEXAS AS RECORDED IN SLIDE #59A OF THE PLAT RECORDS OF SAID HOWARD COUNTY, TEXAS AND ALSO BEING A PORTION OF THAT CERTAIN 11.26 ACRE TRACT DESCRIBED IN VOLUME 1037, PAGE 190 OF THE DEED RECORDS OF HOWARD COUNTY, TEXAS; SAID 10.981 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES, INC IN FEBRUARY, 2019;

BEGINNING AT A ½" IRON ROD WITH CAP FOUND (N:10772622.48, E:1937346.73) IN THE EAST LINE OF THE CAPEHEART ADDITION RECORDED IN SLIDE #116B OF SAID PLAT RECORDS FOR THE RECORD NORTHWEST CORNER OF SAID LOT 4, THE NORTHWEST CORNER OF SAID 11.26 ACRE TRACT AND THE NORTHWEST CORNER HEREOF;

THENCE NORTH 76°01'31" EAST A DISTANCE OF 209.31 FEET ALONG THE RECORD NORTH LINE OF SAID LOT 4 AND THE NORTH LINE OF SAID 11.26 ACRE TRACT TO A CALCULATED POINT IN THE WEST LINE OF THAT CERTAIN 0.347 ACRE TRACT DESCRIBED IN DOC. #2018-135316 OF THE OFFICIAL PUBLIC RECORDS OF SAID HOWARD COUNTY, TEXAS FOR A CORNER HEREOF AND FROM WHICH A ½" IRON ROD WITH CAP FOUND BEARS NORTH 13°43'22" WEST A DISTANCE OF 21.12 FEET;

THENCE CROSSING SAID LOT 4 ALONG THE WEST, SOUTH AND EAST LINE OF SAID 0.347 ACRE TRACT, THE FOLLOWING 5 COURSES:

1. SOUTH 13°43'22" EAST A DISTANCE OF 1.71 FEET TO A ½" IRON ROD WITH CAP FOUND;
2. SOUTH 76°04'38" WEST A DISTANCE OF 29.30 FEET TO A ½" IRON ROD WITH CAP FOUND;
3. SOUTH 14°00'31" EAST A DISTANCE OF 70.51 FEET TO A ½" IRON ROD WITH CAP FOUND;
4. NORTH 76°05'43" EAST A DISTANCE OF 168.87 FEET TO A ½" IRON ROD WITH CAP FOUND;
5. NORTH 13°53'13" WEST A DISTANCE OF 72.40 FEET TO A CALCULATED POINT IN THE NORTH LINE OF SAID LOT 4 AND THE NORTH LINE OF SAID 11.26 ACRE TRACT FOR A CORNER HEREOF AND FROM WHICH A 3" PIPE FENCE CORNER POST FOUND BEARS SOUTH 21°05'18" EAST A DISTANCE OF 1.03 FEET;

THENCE NORTH 76°01'31" EAST A DISTANCE OF 118.92 FEET ALONG THE RECORD NORTH LINE OF SAID LOT 4 AND THE NORTH LINE OF SAID 11.26 ACRE TRACT TO A ½" IRON PIPE FOUND FOR THE RECORD NORTHWEST CORNER OF LOT 5 OF SAID KENNEBEC HEIGHTS SUBDIVISION AND ALSO BEING THAT CERTAIN 14 ACRE TRACT DESCRIBED IN VOLUME 526, PAGE 497 OF SAID DEED RECORDS, THE RECORD NORTHEAST CORNER OF SAID LOT 4, THE NORTHEAST CORNER OF SAID 11.26 ACRE TRACT AND THE NORTHEAST CORNER HEREOF;

THENE SOUTH 14°05'08" EAST A DISTANCE OF 1291.23 FEET ALONG THE RECORD COMMON LINE OF SAID LOT 4 AND LOT 5, THE WEST LINE OF SAID 14 ACRE TRACT AND THE EAST LINE OF SAID 11.26 ACRE TRACT TO A 3/8" IRON ROD FOUND IN THE NORTH LINE OF WASSON ROAD FOR THE SOUTHEAST CORNER OF SAID 11.26 ACRE TRACT AND THE SOUTHEAST CORNER HEREOF;

THENE SOUTH 68°39'54" WEST A DISTANCE OF 201.94 FEET ALONG THE NORTH LINE OF SAID WASSON ROAD AND THE SOUTH LINE OF SAID 11.26 ACRE TRACT TO A 3/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THAT CERTAIN 0.41 ACRE TRACT DESCRIBED IN VOLUME 420, PAGE 25 OF SAID DEED RECORDS, THE SOUTHWEST CORNER OF SAID 11.26 ACRE TRACT AND THE SOUTHWEST CORNER HEREOF;

THENCE ALONG THE WEST LINE OF SAID 11.26 ACRE TRACT, THE FOLLOWING 5 COURSES:

1. NORTH 19°43'54" WEST A DISTANCE OF 149.11 FEET ALONG THE EAST LINE OF SAID 0.41 ACRE TRACT TO A ½" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 0.41 ACRE TRACT;
2. NORTH 66°16'32" EAST A DISTANCE OF 2.10 FEET ALONG THE NORTH LINE OF SAID 0.41 ACRE TRACT TO A ½" IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF THAT CERTAIN 2.0 ACRE TRACT DESCRIBED IN VOLUME 1434, PAGE 636 OF SAID OFFICIAL PUBIC RECORDS;
3. NORTH 22°28'13" WEST A DISTANCE OF 376.02 FEET ALONG THE EAST LINE OF SAID 2.0 ACRE TRACT TO A ½" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 2.0 ACRE TRACT;
4. SOUTH 76°22'26" WEST A DISTANCE OF 200.81 FEET ALONG THE NORTH LINE OF SAID 2.0 ACRE TRACT TO A ½" IRON ROD FOUND IN THE EAST LINE OF SAID CAPEHEART ADDITION FOR THE NORTHWEST CORNER OF SAID 2.0 ACRE TRACT;
5. NORTH 14°02'30" WEST A DISTANCE OF 795.27 FEET ALONG THE EAST LINE OF SAID CAPEHEART ADDITION TO THE **POINT OF BEGINNING** CONTAINING 10.981 ACRES MORE OR LESS, AND AS SHOWN ON A CERTIFIED PLAT HEREWITH.

NOTE:

AS PER INFORMATION PROVIDED IN GF#1914402 DATED FEBRUARY 13, 2019 AT 7:00AM BY STEWART TITLE GUARANTY COMPANY, THIS PROPERTY IS SUBJECT TO:

RESTRICTIVE COVENANTS: N/A

EASEMENTS:

10D. UTILITY EASEMENT – 606/103 H.C.D.R. – DOES AFFECT AND AS SHOWN HEREON.

10E. SEWER EASEMENT – 297/184 H.C.D.R. – DOES AFFECT AND AS SHOWN HEREON.

10F. EASEMENT 812/685 H.C.D.R. – DOES NOT AFFECT.

10G. EASEMENT – 240/20 H.C.D.R. – DOES NOT AFFECT.

10H. EASEMENT – 280/431 H.C.D.R. – LOCATION COULD NOT BE DETERMINED FROM THE INFORMATION PROVIDED.

SURVEY NOTES:

1. BEARINGS, DISTANCES& ACREAGE SHOWN HEREON ARE GRID, NAD 83(2011)-2010M, TEXAS CENTRAL ZONE, AND WERE TRANSFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS CENTRAL ZONE", UTILIZING NGS CORS/OPUS SOLUTION.

2. IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "CTLS"

STATE OF TEXAS
REGISTERED
MARK R. WATSON
5740
PROFESSIONAL
LAND SURVEYOR

FILE: S:\TEXAS\--.DWG

CTLS
Cross Texas Land Services, Inc
3419 CALDERA BLVD. - MIDLAND, TEXAS 79707
512-965-2878
TX. FIRM REG. #100248-00
www.crosstexaslandservices.com

I, THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY, AND THAT THERE ARE NO VISIBLE DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS VISABLE ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

MARK R. WATSON RPLS #5740 — 3/7/2019 DATE

0' 80' 160' 240'

LEGEND:

BOUNDARY LINE
ADJOINER LINE
SURVEY LINE
BURIED UTILITY LINE
OVERHEAD UTILITY LINE
FENCE
P.U.E. PUBLIC UTILITY EASEMENT
B.L. BUILDING SETBACK LINE
(BRG.-DIST.) RECORD CALL

POINT
MONUMENT FOUND
MONUMENT SET
A/C UNIT
UTILITY POLE/RISER
WATER WELL/METER/VALVE
MAILBOX
CLEAN OUT

FIRE HYDRANT
TELEPHONE/CABLE PEDESTAL
GAS METER
MANHOLE
ELECTRIC BOX/METER
H.C.P.R. - HOWARD COUNTY PLAT RECORDS
H.C.D.R. - HOWARD COUNTY DEED RECORDS
H.C.O.P.R. - HOWARD COUNTY OFFICIAL PUBLIC RECORDS

BENCH MARK
FLAG POLE
SIGN
DRAINAGE STRUCTURE

REFERENCE: AVOA DULCE HOLDINGS LLC
TITLE SURVEY:
LEGAL DESCRIPTION: 10.981 ACRES OF LAND OUT OF LOT 4 OF THE KENNEBEC SUBDIVISION AS RECORDED IN SLIDE #59A OF THE H.C.P.R. AND ALSO BEING OUT OF SECTION 12, BLOCK 33, T-1-S OF THE T. & P. RR CO. SURVEY IN HOWARD COUNTY, TEXAS.
JOB NO. 19-50020 REV. 0
DRAWN BY: MRW FIELD BOOK: ------