

SURVEY MAP OF:

79.610 ACRES OF LAND OUT OF THE SAMUEL MILLETT LEAGUE ABSTRACT NO. 70, IN FAYETTE COUNTY, TEXAS, AND BEING THOSE SAME (TRACT 1-27.85 ACRE AND TRACT 2-50.70 ACRE) TRACTS OF LAND CONVEYED TO RICHARD E. OGDEN AND S. WYNELL OGDEN IN A DEED AS RECORDED IN VOLUME 1023 PAGE 88 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS, LOCATED AT 25925 NORTH HIGHWAY NO. 95, NORTH OF FLATONIA

NOTES: 1) This tract is subject to restrictions recorded in Volume 1023 Page 88 of the Official Records of Fayette County, Texas.

2) The right-of-way deeds recorded in Volume 173 Page 172 and Volume 328 Page 141 both of the Deed Records of Fayette County, Texas, establish the right-of-way lines for State Highway 95, but do NOT otherwise affect this tract.

3) This tract is subject to a blanket type easement for electric lines as described and recorded in Volume 233 Page 220 of the Deed Records of Fayette County, Texas.

LEGEND

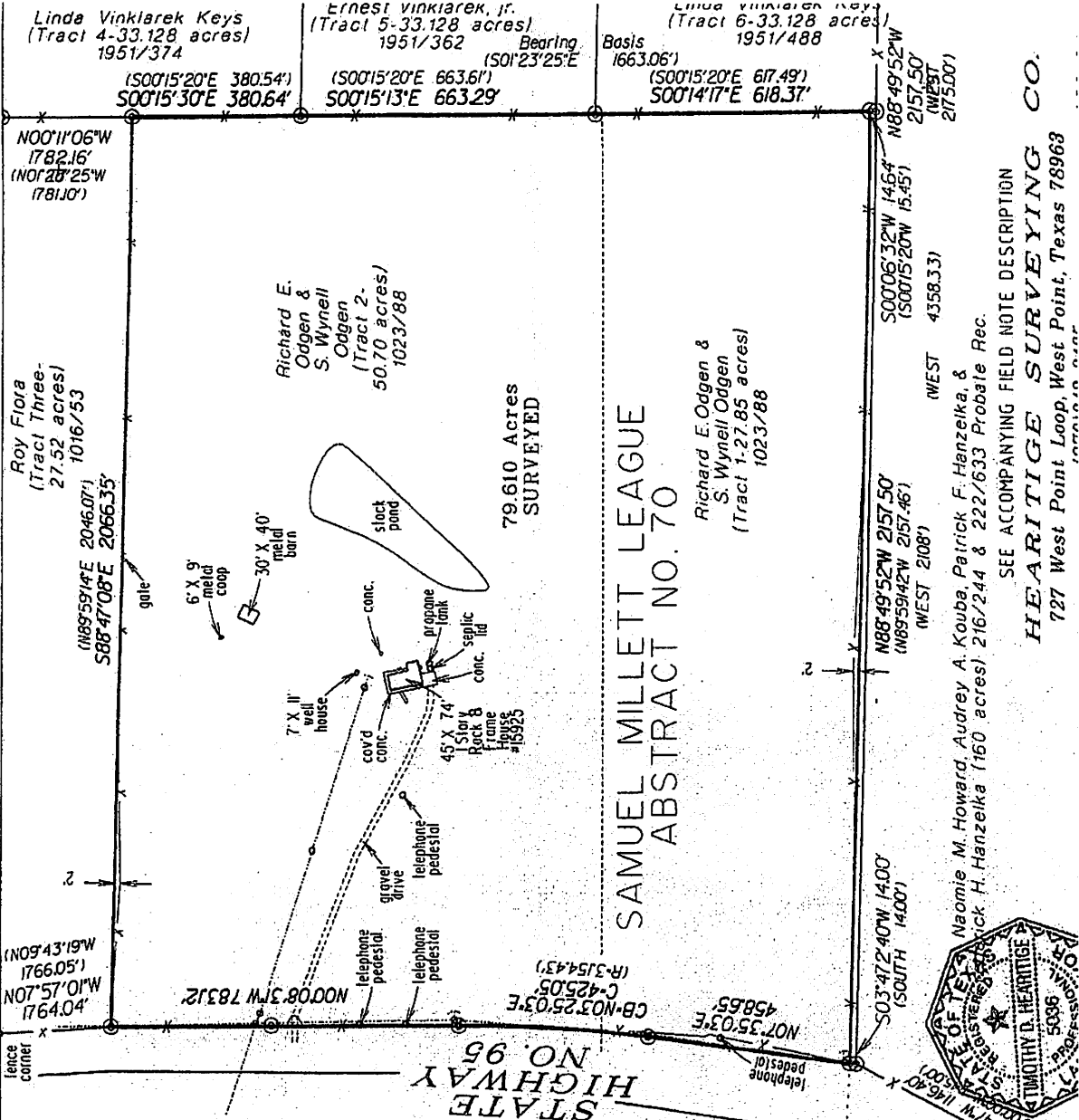
- ⊙ 1/2" Iron Rod Found
- ⊙ 1" Iron Pipe Found
- 1/2" Iron Rod Set
- ⊙ Pipe Fence Post
- Wire Fence
- () Overhead Utility Line
- () Record Bearing & Distance

SCALE 1" = 300'

TO: TCG Pin Oak Ranch, LLC
Fayette Savings Bank, s.b.
Independence Title Company
(GF No. 2250767-BAS)
Title Resources Guaranty Co.

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is correct and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property has access to and from a dedicated road. No portion of this property is located in a special flood hazard area, and this property is wholly within Zone X (areas determined to be outside the 1% annual chance of flood) according to the Federal Emergency Management Agency Flood Insurance Rate Map 48085-0375-C, Dated October 17, 2006. THIS IS THE 2ND DAY OF DECEMBER, A.D. 2022.

BY
Timothy D. Hearitige



SEE ACCOMPANYING FIELD NOTE DESCRIPTION
HEARITIGE SURVEYING CO.
227 West Point Loop, West Point, Texas 78963

HEARITIGE SURVEYING, CO.

TIM. D. HEARITIGE
727 West Point Loop
West Point, Texas 78963

Registered Professional Land Surveyor No. 5036
Licenced State Land Surveyor
Phone (979)242-3485

December 6, 2022

FIELD NOTE DESCRIPTION OF 79.610 ACRES OF LAND OUT OF THE SAMUEL MILLETT LEAGUE ABSTRACT NO. 70, IN FAYETTE COUNTY, TEXAS, AND BEING THOSE SAME (TRACT 1-27.85 ACRE AND TRACT 2-50.70 ACRE) TRACTS OF LAND CONVEYED TO RICHARD E. OGDEN AND S. WYNELL OGDEN IN A DEED AS RECORDED IN VOLUME 1023 PAGE 88 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found at the base of a fence corner post in the easterly right-of-way line of State Highway 95, being at the most southwesterly corner of that certain (Tract 1-27.85 acre) tract of land conveyed to Richard E. Ogden and S. Wynnell Ogden in a deed as recorded in Volume 1023 Page 88 of the Official Records of Fayette County, Texas, also being at the most westerly northwest corner of that certain (Tract 6-33.128 acre) acre tract of land conveyed to Linda Vinklerek Keys in a deed as recorded in Volume 1951 Page 488 of the Official Records of Fayette County, Texas and being for the most southwesterly corner of the tract herein described, and from which a 1/2" iron rod found bears S 03 deg. 47' 40" W 14.00 feet, and from that iron rod another 1/2" iron rod found bears S 28 deg. 04' 47" W 1146.40 feet,

THENCE, with the easterly right-of-way line of Highway 95, being the westerly lines of the Ogden tracts, N 07 deg. 35' 03" E 458.65 feet to a 1/2" iron rod set at the beginning of a curve, and along a curve to the left, having a radius of 3154.43 feet, and a chord which bears N 03 deg. 25' 03" E 425.05 feet to a 1/2" iron rod set at the end of the curve, and N 00 deg. 08' 31" W 783.12 feet to a 1/2" iron rod found at the base of a fence corner post, being at the most northwesterly corner of that certain (Tract 2-50.70 acre) tract of land conveyed to Richard E. Ogden and S. Wynnell Ogden in a deed as recorded in Volume 1023 Page 88 of the Official Records of Fayette County, Texas, also being at the most southwesterly corner of that certain (Tract Three-27.52 acre) tract of land conveyed to Roy Flora in a deed as recorded in Volume 1016 Page 538 of the Official Records of Fayette County, Texas, being for the most northwesterly corner of this tract, and from which a 1/2" iron rod found bears N 07 deg. 57' 01" W 1764.04 feet,

THENCE, leaving the easterly right-of-way line of Highway 95, and with the common line between the Ogden (50.70 acre) tract and the Flora (27.52 acre) tract, S 88 deg. 47' 08" E 2066.35 feet to a 1/2" iron rod found at the base of a fence corner post, at the most northeasterly corner of the Ogden (50.70 acre) tract and being at the most southeasterly corner of the Flora (27.52 acre) tract, being in the westerly line of that certain (Tract 4-33.128 acre) acre tract of land conveyed to Linda Vinklerek Keys in a deed as recorded in Volume 1951 Page 374 of the Official Records of Fayette County, Texas, and being for the most northeasterly corner of this tract, and from which another 1/2" iron rod found bears N 00 deg. 11' 06" W 1782.16 feet,

THENCE, with the common line between the Ogden (50.70 acre) tract, and the Keys (Tract 4) tract, S 00 deg. 15' 30" E 380.64 feet, to a 1/2" iron rod found at the most southwesterly corner of the Keys (Tract 4) tract, and also being at the most northwesterly corner of that certain (Tract 5-33.128 acre) acre tract of land conveyed to Ernest Vinklerek, jr. in a deed as recorded in Volume 1951 Page 362 of the Official Records of Fayette County, Texas, and being in the easterly line of this tract,

THENCE, with the common line between the Ogden (50.70 acre) tract, and the Vinklerek (Tract 5) tract, S 00 deg. 15' 13" E 663.29 feet, to a 1/2" iron rod found at the most southwesterly corner of the Vinklerek (Tract 5) tract, and being at the most northwesterly corner of the Keys (Tract 6) tract, and being in the easterly line of this tract,

THENCE, with the common line between the Ogden (50.70 acre and 27.85 acre) tracts, and the Keys (Tract 6) tract, S 00 deg. 14' 17" E 618.37 feet, to a 1/2" iron rod found at the most southeasterly corner of the Ogden (27.85 acre) tract, and being at an interior corner of the Keys (Tract 6) tract, and also being at the most southeasterly corner of this tract,

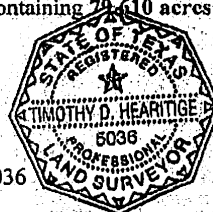
THENCE, continuing with the common line between the Ogden (27.85 acre) tract, and the Keys (Tract 6) tract, N 88 deg. 49' 52" W 2157.50 feet to the **PLACE OF BEGINNING**, in all containing 79.610 acres of land.

SURVEYED: December 6, 2022

BY:

Timothy D. Hearitige

Registered Professional Land Surveyor No. 5036



see accompanying map no. C 232134