

SURVEYED FOR: MARQUITA RANCH V, LP
THIS LOT IS IN ZONE X AS PER FIRM COMMUNITY
48441C 0575F, 1-6-2012

THERE ARE NO VISIBLE PROTRUSIONS UPON
THIS LOT OTHER THAN SHOWN. FENCES ARE
NOT ENTIRELY UPON PROPERTY LINES.

BEARINGS BASED ON NORTH WITH GPS, WGS 84.

THIS SURVEY WAS PERFORMED WITHOUT THE
BENEFIT OF A CURRENT TITLE COMMITMENT, NO
EASEMENTS WERE RESEARCHED AND EASEMENTS
AND / OR OTHER MATTERS MAY APPLY.

SCALE 1" = 400'

- (*) = RECORD CALL
- E- = OVERHEAD ELECTRIC
- WM = WATER METER
- GM = GAS METER
- TP = TELEPHONE PEDESTAL
- = FOUND 60D NAIL
- ⊙ = SET 1/2" REBAR W/ CAP

"ESTES 5003"

- ⊙ = PIPE FENCE POST
- * = FENCE
- = POWER POLE
- ⊠ = CROSS-TIE CORNER POST

JOHN WALKER SURVEY

JAY PARRAMORE ET UX
128.370 ACRES
12-31-2013
#2013-21866

NANCY HARRIS SURVEY

WESLEY KENT BENSON
205.982 ACRES
7-20-2012
#2012-11624

MARQUITA RANCH V, LP
265.82 ACRES
8-11-2021
#2021-18123

85.351 ACRES
MARQUITA RANCH V, LP
265.82 ACRES
8-11-2021
#2021-18123

I HEREBY CERTIFY
TO
MARQUITA RANCH
V, LP, THAT THIS
PLAT REPRESENTS
A SURVEY OF
85.351 ACRES
OF LAND OUT OF
A 265.82 ACRES
OF LAND, OUT OF
THE GEORGE W.
WHEELOCK SURVEY
AND THE NANCY
HARRIS SURVEY,
TAYLOR COUNTY,
TEXAS, ACCORDING
TO THE MAP OR
PLAT THEREOF
RECORDED IN
VOLUME 1,
PAGE 77,
PLAT RECORDS,
TAYLOR COUNTY,
TEXAS.

100.0' TAYLOR ELECTRIC COMPANY
EASEMENT INST. NO. 2017-1230 OPR

ELECTRIC TRANSMISSION TEXAS, LLC.
8.89 ACRES
4-7-2010
#2010-05474

SURVEYED ON THE GROUND OCTOBER 11, 2021

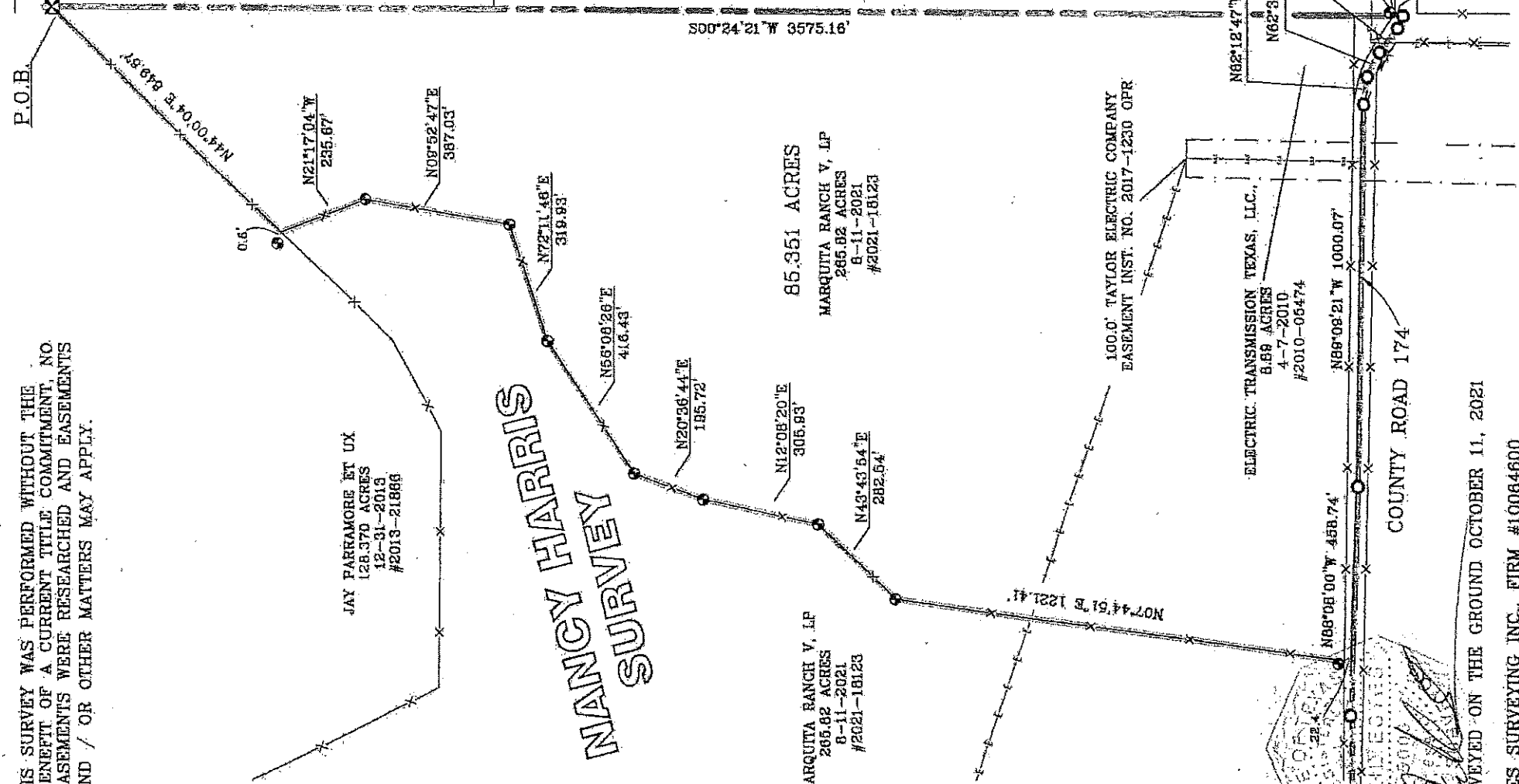
ESTES SURVEYING INC., FIRM #10084600
DIEHL ESTES RPLS #5003
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JUDITH LEDBETTER BADGETT
289.8 ACRES
6-16-1990
1728/42

1241 CR 174 KATZER, LLC.
494.24 ACRES
10-15-2020
#2020-18863

COUNTY ROAD 174

DEEDS
#5003



Taylor County, Texas
George W. Wheelock Survey
85.351 Acres
Marquita Ranch V, LP

Attachment A

Being 85.351 acres of land out of a 265.82 acre tract out of the George W. Wheelock Survey and the Nancy Harris Survey, Taylor County, Texas, said 265.82 acre tract being conveyed in deed to Marquita Ranch V, LP, dated August 11, 2021, of record in Instrument No. 2021-18123, Official Public Records, Taylor County, Texas, and said 85.351 acres being more thoroughly described as follows:

Beginning at a cross-tie corner post, on the East line of the Nancy Harris Survey, for the Northeast corner of said 265.82 acre tract and the Northeast corner of this tract;

Thence S00°24'21"W a distance of 3575.16' to a found 60d nail, in County Road 174, for the Southeast corner of this tract;

Thence N65°47'44"W a distance of 35.7' to a found 60d nail, in said County Road 174, for a PI of this tract;

Thence N52°06'18"W a distance of 79.97' to a found 60d nail, in said County Road 174, for a PI of this tract;

Thence N62°31'13"W a distance of 72.01' to a found 60d nail, in said County Road 174, for an interior corner of this tract;

Thence N82°12'47"W a distance of 72.03' to a found 60d nail, in said County Road 174, for a PI of this tract;

Thence N89°09'21"W a distance of 1000.07' to a found 60d nail, in said County Road 174, for a PI of this tract;

Thence N88°08'00"W a distance of 458.74' to a point, in said County Road 174, for the Southwest corner of this tract;

Thence N07°44'51"E, at 22.4' passing a 2 3/8" pipe corner post and continuing generally along a fence line, a total distance of 1221.41' to a pipe fence post for an exterior corner of this tract;

Thence N43°43'54"E, generally along a fence line, a distance of 282.54' to a pipe fence post for an interior corner of this tract;

Thence N12°08'20"E, generally along a fence line, a distance of 305.93' to a pipe fence post for a PI of this tract;

Thence N20°36'44"E, generally along a fence line, a distance of 195.72' to a pipe fence post for an exterior corner of this tract;

Thence N56°08'26"E, generally along a fence line, a distance of 416.43' to a pipe fence post for a PI of this tract;

Thence N72°11'46"E, generally along a fence line, a distance of 319.93' to a pipe fence post for an interior corner of this tract;

Thence N09°52'47"E, generally along a fence line, a distance of 387.03' to a pipe fence post for an interior corner of this tract;

Thence N21°17'04"W, generally along a fence line, a distance of 235.67' to a point from which a pipe fence post bears N21°17'04"W 0.6' for the Northwest corner of this tract;

Thence N44°00'04"E, generally along a fence line, a distance of 849.67' to the point of beginning, containing 85.351 acres of land, more or less.

Surveyed on the ground October 11, 2021.

Estes Surveying Inc., Firm No. 10064600
Diehl Estes RPLS No. 5003
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