

OF A 174.941 ACRES TRACT OF LAND OUT OF THE OLIVER SMITH SURVEY
ABSTRACT NO. 725, ERATH COUNTY, TEXAS

CERTIFIED: JOHN R. STOVE, KRISTEN STOVE KEOGH, KARA STOVE
CRAFTED, K&L LAND DEVELOPMENT LLC, A TEXAS LIMITED LIABILITY
COMPANY, REPUBLIC TITLE OF TEXAS, INC. AND ITS UNDERWRITER: FIRST
AMERICAN TITLE INSURANCE COMPANY, FIRST NATIONAL BANK AND TRUST
COMPANY OF WEATHERFORD, DIA FIRST BANK TEXAS

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION ON JANUARY 4, 2022. THE DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS ARE TRUE AND CORRECT AS SHOWN ON THE PLAT. THERE ARE NO ENCROACHMENTS, CONFLICTS, PROTRUSIONS OR VISIBLE OR APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT.

PLAY DATE: FEBRUARY 2, 2022

PHILIP E. COLVIN, JR., R.P.L.S. NO. 6258
PRICE SURVEYING, LP, FIRM #10034200
213 S DAK AVE, MINERAL WELLS, TX 76067
940-325-4841 JME11768 17122.crd FN22016



NOTES: CASHING/INVESTMENT ACT ONLY. THIS FIRST SECTION WILL REMAIN CURRENT WITH AN ISSUED DATE OF JANUARY 21, 2022

STATION ID:

BARTON CREEK STATE PARK, CAMP V, 23.7 E 164 RD, VICTORIA, BC, CANADA
EOL: NEW-DRYING AND RECOMPOSITION
EOL: TRANSLOCATION CAMP
DO VISIT: 2022
DO VISIT: 2022
UNSATURATED FRESH RAINFALLD COMPOSITION
OF TIGERS
V 104, 8, 12 (QUANTILE) TO LOCATED

DOES NOT AFFECT:

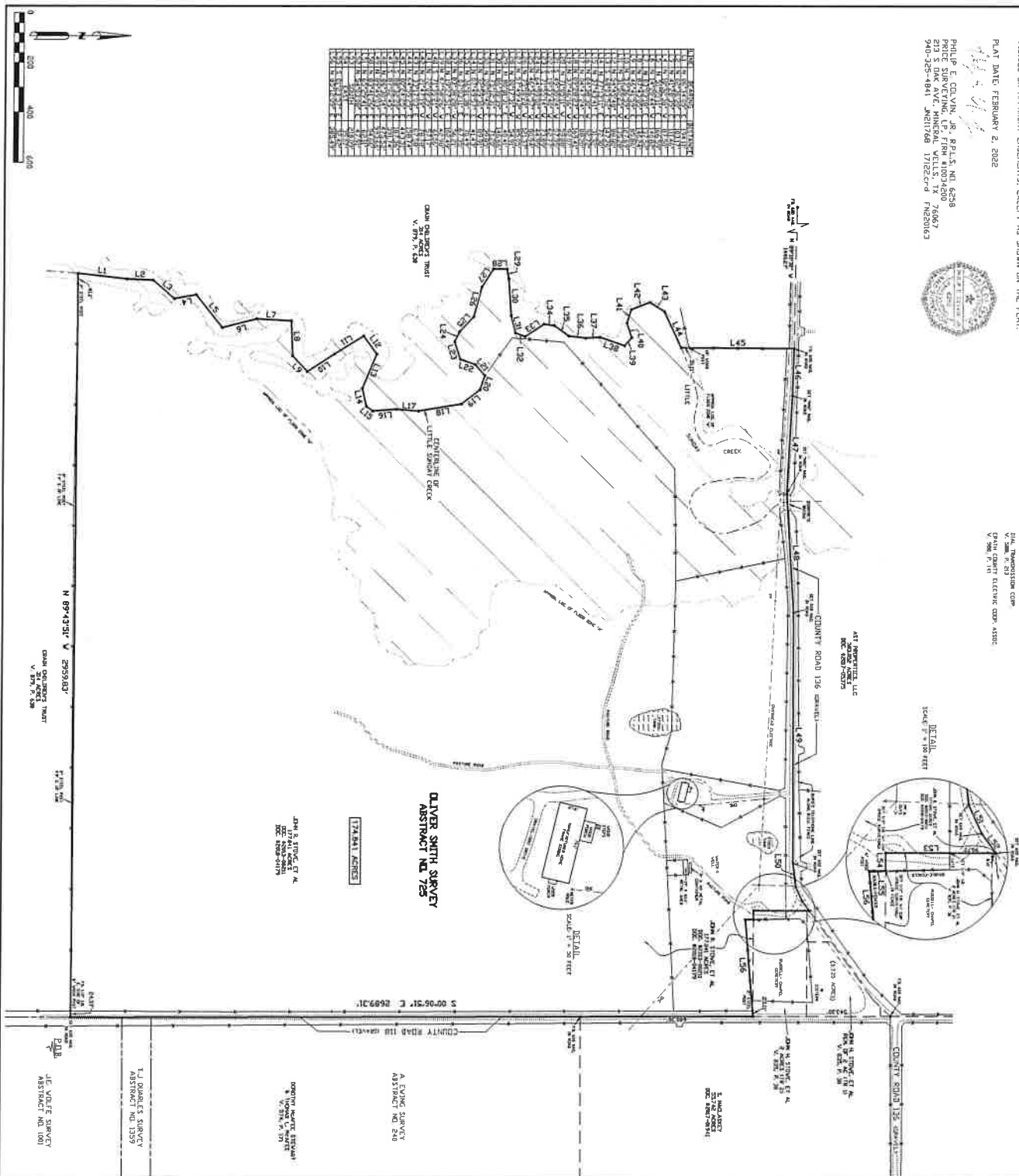
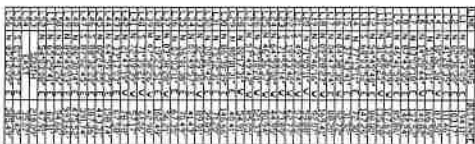
LIBRARY STATE DATA COMPANY
V 181, P. 251
EOL: TRANSLOCATION CAMP
V 104, P. 212
EOL: TRANSLOCATION CAMP
V 104, P. 212
EOL: TRANSLOCATION CAMP
V 104, P. 212

TEAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL, TX ZONE, U.S. SURVEY FOOT

ACCORDING TO FLRA MAP NO. 481400158
DATED APRIL 5, 2019

NOTE: THIS TRACK CURRENTLY HAS ACCESS TO COUNTY RECORDS FROM AERIAL, DUCKDYE AND ARE SHOWN FOR INFORMATION PURPOSES ONLY. SUBMITTER MAKES NO CERTIFICATION AS TO EXACT SIZE AND LOCATION.

NOTE: THIS TRACT CURRENTLY HAS ACCESS TO COUNTY ROAD 120



PLAT OF SURVEY AND IMPROVEMENTS

OF A 174.841 ACRES TRACT OF LAND OUT OF THE OLIVER SMITH SURVEY,
ABSTRACT NO. 725, ERATH COUNTY, TEXAS

CERTIFIED TO JOHN R. STOVE, KRISTEN STOVE KEOGH, KARA STOVE
CRAWFORD, AS LAND DEVELOPMENT LLC, A TEXAS LIMITED LIABILITY
COMPANY, REPUBLIC TITLE OF TEXAS, INC. AND ITS UNDERWRITER FIRST
AMERICAN TITLE INSURANCE COMPANY, FIRST NATIONAL BANK AND TRUST
COMPANY OF WEATHERFORD, DBA FIRST BANK TEXAS

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY
DIRECT SUPERVISION ON JANUARY 4, 2022. THE DIMENSIONS, CALLS, SIZE,
LOCATION AND TYPE OF IMPROVEMENTS ARE TRUE AND CORRECT AS SHOWN ON
THE PLAT. THERE ARE NO ENCROACHMENTS, CONFLICTS, PROTRUSIONS OR
VISIBLE OR APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT.

PLAT DATE FEBRUARY 8, 2022



PHILIP E. COLVIN, JR. R.F.L.S. NO. 6258
PRICE SURVEYING, L.P. FIRM #10034200
213 S. DOW AVE. MINERAL WELLS, TX 76667
940-325-4841 JN211769 J122Crd FN20153

NOTE: EASEMENTS ADDRESSSED ARE ONLY THOSE
LISTED IN DEED RECORDS PRESENTLY FROM
FIRST AMERICAN TITLE INSURANCE COMPANY
WITH AN ISSUED DATE OF JANUARY 21, 2022

SUBJECT TO:

BARTON CREEK WATER SUPPLY CORP.
V. 330, P. 169 AND DESCRIPTION
LOC. 4287-4292 AND DESCRIPTION

DIAL TRANSMISSION CORP.
V. 285, P. 277 AND DESCRIPTIONS
AND VISIBLE SLOAS

INSTRUMENT FROM RAILROAD COMMISSION
OF TEXAS
V. 1148, P. 13 UNABLE TO LOCATED

DOES NOT AFFECT:

LONG STAR GAS COMPANY
V. 181, P. 351

DIAL TRANSMISSION CORP.
V. 285, P. 272

ERATH COUNTY ELECTRIC COOP ASSOC.
V. 988, P. 141

READING BASIS:

TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL 14 ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE
ACCORDING TO FIRM MAP NO. 14436000E
DATED APRIL 5, 2023

NOTE: SLOAS, TANKS AND PASTURE SLOAS ARE DEPICTED
FROM AERIAL IMAGERY AND ARE SHOWN FOR INFORMATIONAL
PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION
AS TO EXACT SIZE AND LOCATION

NOTE: THIS TRACT ELIMINATES HAS ACCESS TO COUNTY ROAD 136

DETAIL
SCALE 2" = 100 FEET

DETAIL
SCALE 2" = 100 FEET

AST PROPERTIES, LLC
30.00 ACRES
LOC. 4287-4292

OLIVER SMITH SURVEY
ABSTRACT NO. 725

174.841 ACRES

JOHN R. STOVE, ET AL
177,211 ACRES
LOC. 4283-4285
LOC. 42810-44179

JOHN R. STOVE, ET AL
168 ACRES
V. 835, P. 28

JOHN R. STOVE, ET AL
P. 835, P. 30

S. HOLASKEY
23,742 ACRES
LOC. 42817-42841

A. CUNING SURVEY
ABSTRACT NO. 240

DOROTHY JACQUEE STEWART
& THOMAS L. KATZ
V. 374, P. 111

T.J. CHARLES SURVEY
ABSTRACT NO. 1259

J.C. WOLFE SURVEY
ABSTRACT NO. 1001

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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LEGAL DESCRIPTION

Of a 174.841 acres tract of land out of the Oliver Smith Survey, Abstract No. 725, Erath County, Texas; being part of a certain 177.041 acres tract described in Document No. 2018-04179 of the Official Public Records of Erath County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 60D nail in County Road 118 (gravel) and in the east line of said Oliver Smith Survey and at the southeast corner of said 177.041 acres tract for the southeast and beginning corner of this tract. Whence the northeast corner of said Oliver Smith Survey is called to bear N. 00 deg. 06 min. 51 sec. W. 3232.64 feet and N. 00 deg. 07 min. 02 sec. W. 2331.82 feet.

Thence N. 89 deg. 43 min. 51 sec. W. at 24.37 feet pass a found 1/2" iron rod in the west right of way fence of said County Road 118 and at 2918.73 feet pass a 2" steel post on the east bank of Little Sunday Creek and in all 2959.83 feet to a point in the centerline of said Little Sunday Creek for the southwest corner of this and said 177.041 acres tract.

Thence along the centerline of said Little Sunday Creek the following courses and distances:

- N. 06 deg. 34 min. 05 sec. E. 194.11 feet
- N. 02 deg. 36 min. 20 sec. E. 103.17 feet
- N. 41 deg. 28 min. 35 sec. E. 111.46 feet
- N. 10 deg. 32 min. 38 sec. W. 87.50 feet
- N. 51 deg. 55 min. 11 sec. E. 166.59 feet
- N. 14 deg. 20 min. 44 sec. W. 140.82 feet
- N. 03 deg. 03 min. 18 sec. E. 137.52 feet
- N. 87 deg. 43 min. 05 sec. E. 140.24 feet
- N. 46 deg. 41 min. 59 sec. E. 85.86 feet
- N. 33 deg. 36 min. 59 sec. W. 127.69 feet
- N. 31 deg. 50 min. 23 sec. W. 135.28 feet
- N. 54 deg. 45 min. 48 sec. E. 88.80 feet
- S. 68 deg. 03 min. 52 sec. E. 147.26 feet
- N. 77 deg. 13 min. 11 sec. E. 72.30 feet
- N. 37 deg. 43 min. 41 sec. E. 31.32 feet
- N. 04 deg. 38 min. 30 sec. W. 92.72 feet
- N. 04 deg. 47 min. 24 sec. E. 88.20 feet
- N. 09 deg. 28 min. 23 sec. W. 169.41 feet
- N. 37 deg. 46 min. 16 sec. W. 92.07 feet
- N. 71 deg. 05 min. 11 sec. W. 59.88 feet
- S. 49 deg. 30 min. 24 sec. W. 57.95 feet
- S. 19 deg. 33 min. 40 sec. W. 62.77 feet
- S. 71 deg. 55 min. 14 sec. W. 73.89 feet
- N. 64 deg. 59 min. 02 sec. W. 44.95 feet
- N. 46 deg. 36 min. 57 sec. W. 80.94 feet
- N. 75 deg. 10 min. 20 sec. W. 121.37 feet
- N. 57 deg. 49 min. 42 sec. W. 85.05 feet
- N. 00 deg. 17 min. 31 sec. W. 54.91 feet
- N. 80 deg. 01 min. 31 sec. E. 40.41 feet
- N. 86 deg. 30 min. 39 sec. E. 146.66 feet
- N. 75 deg. 12 min. 31 sec. E. 71.20 feet
- N. 20 deg. 01 min. 42 sec. E. 39.85 feet
- N. 32 deg. 59 min. 30 sec. W. 89.91 feet
- N. 07 deg. 49 min. 57 sec. E. 41.43 feet
- N. 36 deg. 01 min. 38 sec. E. 70.49 feet
- N. 07 deg. 03 min. 11 sec. E. 67.35 feet
- N. 03 deg. 38 min. 28 sec. W. 56.21 feet
- N. 19 deg. 27 min. 51 sec. E. 102.49 feet
- N. 47 deg. 58 min. 26 sec. W. 42.98 feet
- S. 71 deg. 35 min. 21 sec. W. 61.06 feet
- N. 72 deg. 09 min. 39 sec. W. 57.17 feet
- N. 21 deg. 47 min. 19 sec. W. 78.78 feet

- N. 33 deg. 17 min. 03 sec. E. 67.58 feet
- N. 64 deg. 55 min. 25 sec. E. 158.74 feet to a point for a corner of this and said 177.041 acres tract

Thence N. 00 deg. 24 min. 25 sec. E. at 31.11 feet pass a 10" wood post on the north bank of said Little Sunday Creek and in all 443.31 feet to a found 60D nail in County Road 136 (gravel) and in the south line of a certain 503.052 acres tract described in Document No. 2017-05375 of said Official Public Records for the northwest corner of this and said 177.041 acres tract.

Thence generally along the centerline of said County Road 136 and with the south line of said 503.052 acres tract and the north line of said 177.041 acres tract the following courses and distances:

- S. 88 deg. 32 min. 20 sec. E. 187.36 feet to a set "MAG" nail
- S. 87 deg. 02 min. 45 sec. E. 391.74 feet to a set "MAG" nail
- N. 86 deg. 30 min. 14 sec. E. 475.52 feet to a set 60D nail
- N. 89 deg. 49 min. 03 sec. E. 993.66 feet to a set 60D nail
- N. 83 deg. 41 min. 26 sec. E. 94.66 feet to a set 60D nail
- N. 65 deg. 29 min. 41 sec. E. 62.11 feet to a set 60D nail
- N. 54 deg. 03 min. 08 sec. E. 47.91 feet to a set 60D nail for the most northerly northeast corner of this tract

Thence South at 8.10 feet pass the northwest corner of a certain 2 acres tract (Tract 2) described in Volume 835, Page 30 of the Deed Records and at 90.70 feet pass a set 1/2" iron rod and in all 218.09 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of said 2 acres tract for an ell corner of this tract.

Thence East 35.07 feet along the south line of said 2 acres tract to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this tract.

Thence S. 01 deg. 23 min. 57 sec. E. 32.42 feet to a 6" wood post for an ell corner of this tract.

Thence N. 85 deg. 12 min. 09 sec. E. at 362.38 feet pass a 2" steel post in the west right of way fence of said County Road 118 and in all 385.49 feet to a set 60D nail in the east line of said Oliver Smith Survey and said 177.041 acres tract and in the west line of a certain 55.742 acres tract described in Document No. 2017-01941 of said Official Public Records for the most easterly northeast corner of this tract.

Thence S. 00 deg. 06 min. 51 sec. E. at 680.36 feet pass a found 60D nail at the southwest corner of said 55.742 acres tract and in all 2689.31 feet to the place of beginning.

(Bearing Basis: Texas State Plane Coordinate System, NAD83, North Central Texas Zone)

SURVEYED ON THE GROUND: JANUARY 4, 2022

PHILIP E. COLVIN, JR., R.P.L.S. NO. 6258
 PRICE SURVEYING, LP, FIRM #10034200
 213 S OAK AVE, MINERAL WELLS, TX 76067
 940-325-4841 JN211768 17122.crd FN220163