

Sketch showing: Survey of 103.09 acres of land out of and part of the H. & T.C. RR. Co. Survey No. 1, Abstract No. 478 & Abstract No. 508, Brown & Comanche County, Texas, said 103.09 acres being out of and part of that tract of land described in a deed to CR135, LLC recorded in Instrument No. 2305000, Official Public Records, Brown County, Texas, and being further described by metes and bounds as follows:

Beginning at a ½" rebar rod with a survey cap stamped RPLS 6224 (control monument) found in the common line between said Survey No. 1 and the Augustus W. Sullivan Survey No. 8, Abstract No. 840, Comanche County, Texas, same being the South line of a tract of land described in a deed to Randall B. Pettijohn recorded in Vol. 1076, Pg. 420, of said Deed Records, and also being in the Northern margin of County Road No. 135, for a common corner between said CR135 tract and a tract of land described in a deed to Homer Lee McCall et. ux. recorded in Vol. 741, Pg. 393, of said Deed Records, for the Northeast corner of this described tract;

Thence S 00°41'05" E, 2226.54 feet over and across said Survey No. 1 and said County Road No. 135 partially along the common line between said CR135 tract and said McCall tract along the East line of said CR135 tract to a cotton gin spindle (control monument) found in the approximate center of said County Road No. 135 for the Easternmost Southeast corner of said CR135 tract, for the Southeast corner of this described tract;

Thence S 89°52'10" W over and across said Survey No. 1 and said County Road No. 135 at 29.35 feet passing a 6" cedar post (control monument) found for the Northeast corner of a tract of land described in a deed to Gary Hurtado et. ux. recorded in Instrument No. 1808219, of said Official Public Records, and also recorded in Vol. 1047, Pg. 178, of said Deed Records; thence continuing along the same course along the common line between said CR135 tract and said Hurtado tract for a total distance of 986.81 feet to a ½" rebar rod (control monument) found for a common corner between said CR135 tract and said Hurtado tract, for an angle corner of this described tract;

Thence S 89°45'29" W, 1065.63 feet over and across said Survey No. 1 and said CR135 tract along the South line of this described tract to a ½" rebar rod set with a survey cap stamped RPLS 6224 in the common line between said CR135 tract and a tract of land described in a deed to Yme Bosma et. ux. recorded in Vol. 20, Pg. 668, of said Official Public Records, for the Southwest corner of this described tract; from which a ½" rebar rod with a survey cap stamped RPLS 6224 (control monument) found for a common corner between said CR135 tract and said Bosma tract bears S 00°32'09" E, 1340.65 feet;

Thence N 00°32'09" W over and across said Survey No. 1 along the common line between said CR135 tracts, said Bosma tract and a tract of land described in a deed to Julia Anne Dunlap recorded in Instrument No. 2205824, of said Official Public Records, at 1997.58 feet passing a ½" rebar rod with a survey cap stamped RPLS 6224 (control monument) found for reference; thence continuing along the same course for a total distance of 2056.51 feet to a point in a creek for the Northwest corner of said CR135 tract and this described tract; from which a ½" rebar rod (control monument) found for reference bears N 00°32'09" W, 67.96 feet;

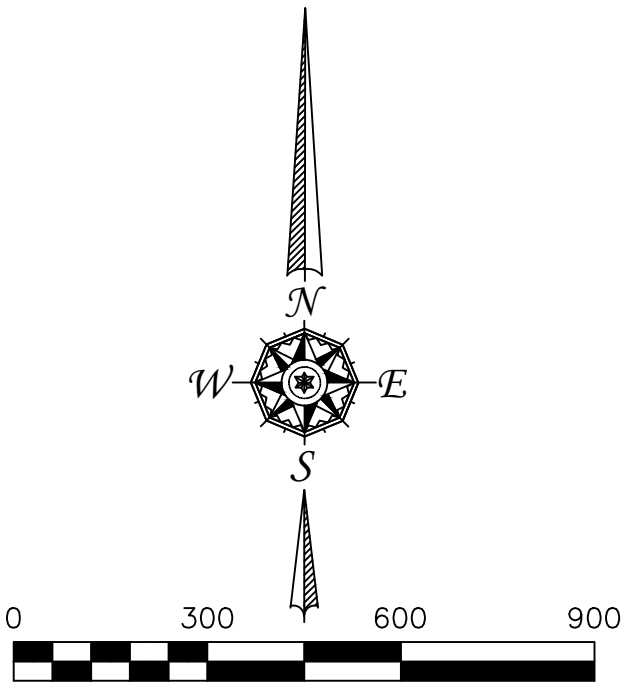
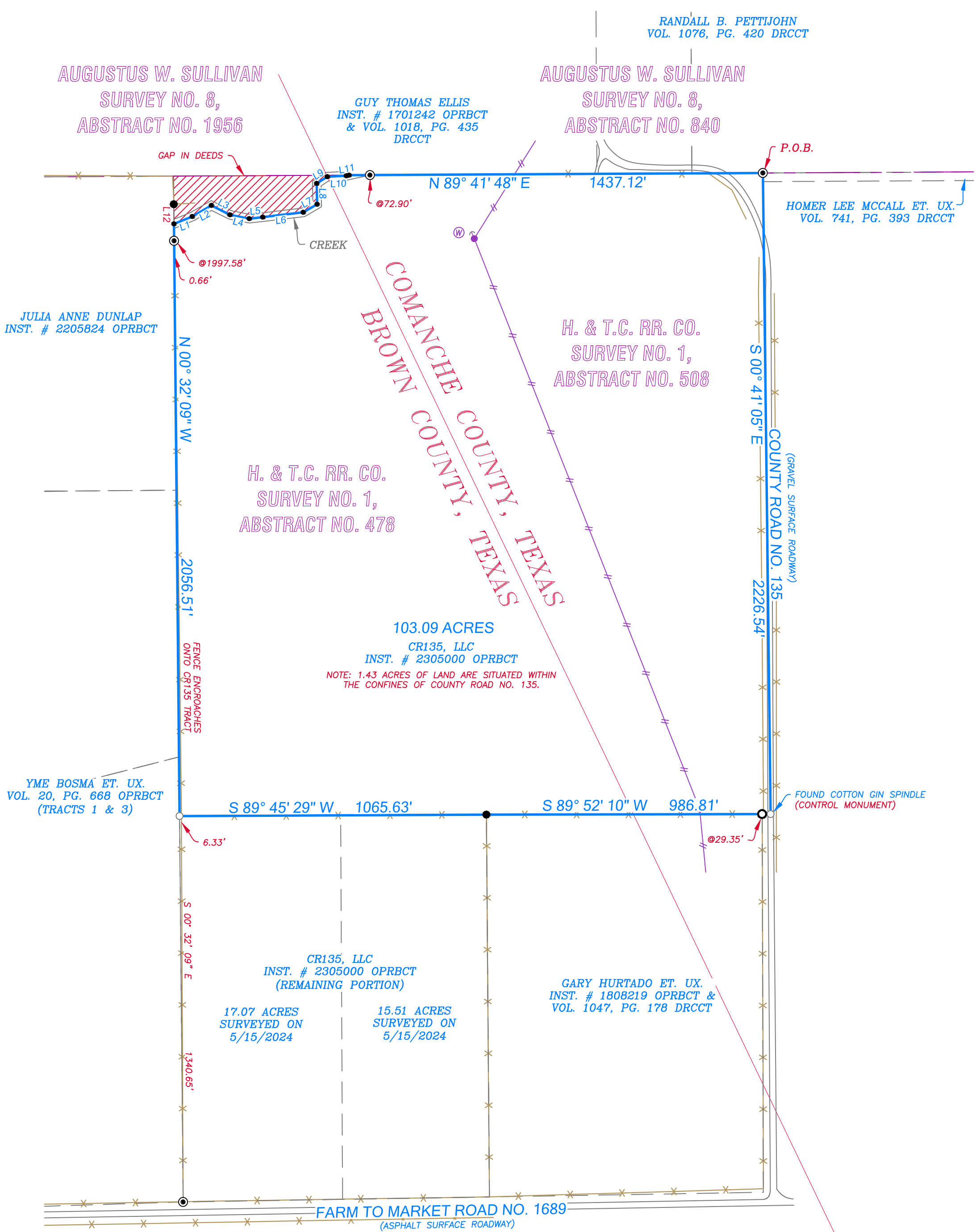
Thence over and across said Survey No. 1 along the North line of said CR135 tract along the center of said creek the following courses and distances:

- Thence N 68°04'36" E, 68.52 feet to a point for an angle corner of said CR135 tract and this described tract;
- Thence N 59°58'14" E, 76.87 feet to a point for an angle corner of said CR135 tract and this described tract;
- Thence S 63°12'14" E, 72.01 feet to a point for an angle corner of said CR135 tract and this described tract;
- Thence S 78°40'22" E, 68.40 feet to a point for an angle corner of said CR135 tract and this described tract;
- Thence N 83°44'23" E, 47.44 feet to a point for an angle corner of said CR135 tract and this described tract;
- Thence N 83°09'03" E, 141.34 feet to a point for an angle corner of said CR135 tract and this described tract;
- Thence N 59°53'05" E, 55.71 feet to a point for an angle corner of said CR135 tract and this described tract;
- Thence N 01°06'23" W, 72.20 feet to a point for an angle corner of said CR135 tract and this described tract;
- Thence N 57°12'30" E, 43.85 feet to a point for an angle corner of said CR135 tract and this described tract;
- Thence N 87°23'47" E, 65.98 feet to a point for an angle corner of said CR135 tract and this described tract;

Thence N 77°46'41" E, 9.66 feet to a point in the common line between said Survey No. 1 and previously mentioned Survey No. 8, same being the South line of a tract of land described in a deed to Guy Thomas Ellis recorded in Instrument No. 1701242, of said Official Public Records, and also recorded in Vol. 1018, Pg. 435, of said Deed Records, for an angle corner of said CR135 tract and this described tract;

Thence N 89°41'48" E along the common line between said Survey No. 1 and said Survey No. 8, same being the common line between said CR135 tract, said Ellis tract and previously mentioned Pettijohn tract partially over and across previously mentioned County Road No. 135 at 72.90 feet passing a ½" rebar rod with a survey cap stamped RPLS 6224 (control monument) found for reference; thence continuing along the same course for a total distance of 1437.12 feet to the place of beginning and containing 103.09 acres of land of which 1.43 acres of land are situated within the confines of County Road No. 135.

NOTE: All bearings were based on GPS observations, NAD83, Texas Central 4203 (EPOCH 2011).



NOTE: ALL BEARINGS WERE BASED ON GPS OBSERVATIONS, NAD83, TEXAS CENTRAL 4203 (EPOCH 2011).



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JDH GF# 2400766BC JOB# 2024-156

LEGEND	
	SET 1/2" REBAR ROD WITH SURVEY CAP STAMPED RPLS 6224; UNLESS OTHERWISE NOTED HEREON
	FOUND 1/2" REBAR ROD (CONTROL MONUMENT)
	FOUND 6" CEDAR POST (CONTROL MONUMENT)
	FOUND 3/4" REBAR ROD WITH SURVEY CAP STAMPED RPLS 6224 (CONTROL MONUMENT)
	TO A POINT IN A CREEK
	UTILITY POLE
	WATER WELL DOWN GULLY
	FENCE LINE
	OVERHEAD UTILITY LINE
	EASEMENT LINE
	BUILDING LINE
	LOT LINE
	SURVEY LINE
	DESCRIBED TRACT
	COVERED AREA
	CONCRETE AREA

Schedule B Notes: Property shown hereon sketch may be subject to the following items:

10h. Right of way recorded in Vol. 171, Pg. 310 DRCCT (Blanket type easement; no given width; may apply).

10j. Comanche County Subdivision Regulations recorded in Vol. 818, Pg. 204 DRCCT.

10k. Comanche County Subdivision Regulations filed on 04/26/2021 in Commissioner Court Records, Comanche County, Texas.

10m. Right of way to Humble Pipeline Co. recorded in Vol. 291, Pg. 33 DRCCT (Blanket type easement; no given width; may apply).

Notes: A Flood Insurance Rate Map for Comanche County, Texas, Unincorporated Area, has not been issued by the Federal Emergency Management Agency at the time of this survey.

Notes: According to the Flood Insurance Rate Map for Brown County, Texas, Unincorporated Area, Community Panel No. 480717 0200 E and Map No. 48049C0200E, Dated August 28th, 2018, this property is in Zone X, which is defined as areas determined to be outside the 0.2% annual chance floodplain.



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I, Barney Dan Arnold, Texas R.P.L.S. No. 6224, do hereby certify that this sketch accurately represents an on the ground survey done under my supervision and conforms in all ways to the Texas Board of Land Surveying Minimum Standards, and there are no visible easements, overlaps or encroachments except as shown.

05-15-2024