

A 80.00 acre tract of land situated within the Walter Fosgate Survey No. 487, Abstract No. 198, Coleman County, Texas, being out of and part of a tract of land erroneously described in a deed to Black Family Trust recorded in Volume 20, Page 265, Official Public Records, Coleman County, Texas, being more particularly described by metes and bounds as follows:

Thence S 87° 30' 14" E, 1217.40 feet along the common line between said Fosgate Survey and Wood Survey, same being the common line between said Black tract and Phillips tract, to a ½ rebar rod with survey cap stamped A.L.S. 6224 6332 for the Northeast corner of this describe tract, from which a 5/8" rebar rod (control monument) found for a common corner between said Black tract and Phillips tract bears S 87° 30' 14" E, a distance of 2308.48 feet;

Thence S 00° 20' 49" W, 2849.24 feet over and across said Black tract and along the East line of this described tract, to a ½" rebar rod set with survey cap stamped A.L.S. 6224 6332 for the Southeast corner of this described tract, said point being located in the common line between said Black tract and F. M. Highway No. 568;

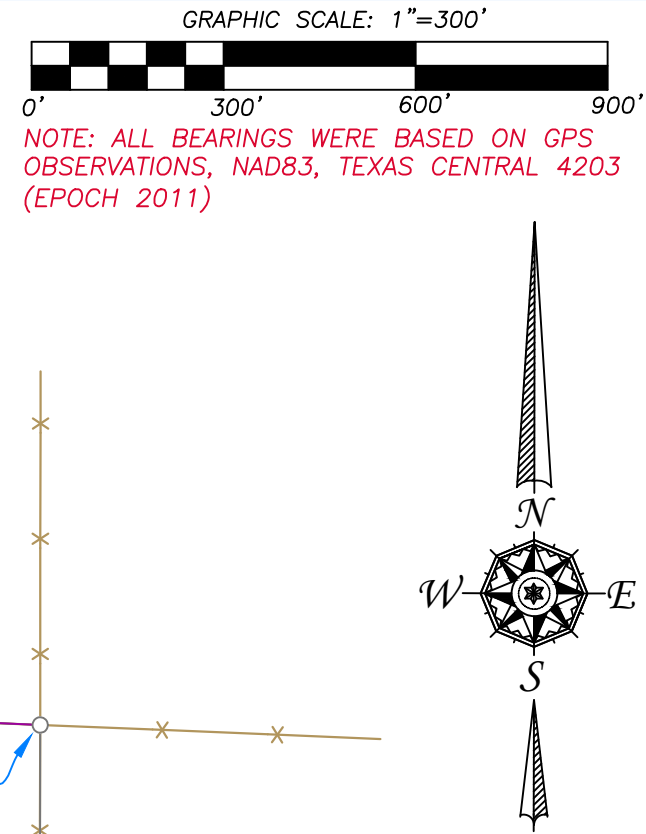
N 88° 54' 52" W, 758.42 feet, to a ½" rebar rod set with survey cap stamped A.L.S. 6224 6332 for an angle corner of said Black tract and this described tract;

N 89° 06' 52" W, 458.20 feet, to a ½" rebar rod set with survey cap stamped A.L.S. 6224 6332 for the Southwest corner of said Black tract and this described tract, said point being located in the common line between said Fosgate Survey and previously mentioned Murdock Survey and at the intersection of the North line of said F. M. Highway No. 568 and the East line of previously mentioned County Road No. 126;

Thence N 00° 20' 49" E, 2880.80 feet along the common line between said Fosgate Survey and Murdock Survey, same being the common line between said Black tract and County Road No. 126, to the place of beginning and containing 80.00 acres of land.

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

COLEMAN COUNTY, TEXAS



JOHN H. WOOD SURVEY NO. 486,
ABSTRACT NO. 702

HOWARD MARK PHILLIPS
VOL. 575, PG. 219 DRCCT

WALTER FOSGATE SURVEY NO. 487,
ABSTRACT NO. 198

BLACK FAMILY TRUST
VOL. 20, PG. 265 OPRCCT
{ERRONEOUS DESCRIPTION}
(REMAINING PORTION)

DAVID A. MURDOCK SURVEY NO. 738,
ABSTRACT NO. 492

80.00 ACRES
BLACK FAMILY TRUST
VOL. 20, PG. 265 OPRCCT
{ERRONEOUS DESCRIPTION}

NOTE: A limited title search on this property has been done to determine contiguous property owners but an in depth search to determine easements has not been done at this time. Easements that effect this property may exist. Locations of any such easements that might effect this property can be added to this sketch if and when an in depth search is done.



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TBPLS FIRM NO. 101885-00

LEGEND

	GAS PIPELINE MARKER
	GAS METER
	UTILITY POLE
	TELEPHONE PEDESTAL
	WATER METER
	DOWN GUY
	FENCE LINE
	OVERHEAD UTILITY LINE
	ASPHALT
	EASEMENT LINE
	DESCRIBED TRACT
	COVERED AREA

C.1. Pipeline easement to Humble Pipe Line Company recorded in Volume 137, Page 377, DRCCT (Blanket in nature; may apply)

C.2. Water easement to Coleman County Water Supply Corporation recorded in Volume 594, Page 874, DRCCT (15 As-Built in nature; may apply)

C.3. Utility easement to Coleman County Electric Cooperative, Inc. recorded in Volume 678, Page 249, DRCCT (Blanket in nature; no given width; may apply)

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



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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.

01-09-2017