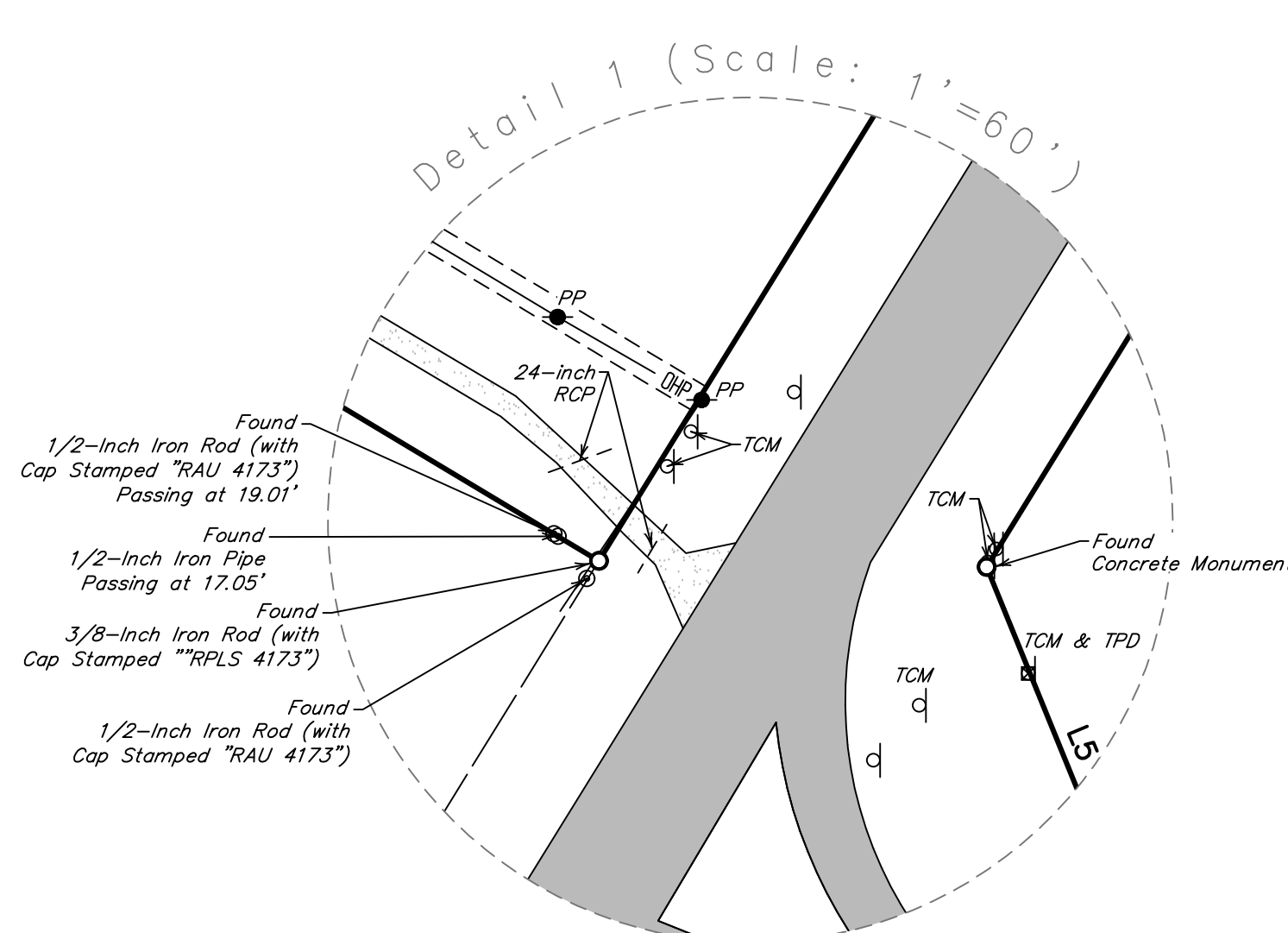


LINE BEARING	DISTANCE
L1 S 58°26'38" E	99.72'
L2 S 57°30'35" E	84.63'
L3 N 78°52'08" W	141.41'
L4 N 07°20'27" E	19.38'
L5 N 27°09'08" W	151.35'
L6 N 32°48'48" E	416.88'
L7 N 41°27'23" E	360.69'

CURVE RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2814.93'	1031.73'	N 89°22'06" W	21°00'00"



**SUBJECT TRACT
(Tract One)
161.35 ACRES**

**SUBJECT TRACT
(Tract Two)
236.64 ACRES**

STATE OF TEXAS §
COUNTY OF COLORADO §

A METES & BOUNDS description of a certain 236.64 acre tract situated in the J.M. Thomas Survey, Abstract No. 565, T. & N.O.R.R. Survey No. 9, Abstract No. 572, C.T.R.R. Survey No. 1, Abstract No. 153 and the George Singleton Survey, Abstract No. 673 in Colorado County, Texas, being all of a called 236.678 acre tract (Second Tract) conveyed by Gift Deed to Robert L. Cook, Jr. & Patricia Ann Cook Family Trust 2019 recorded in Volume 916, Page 649 of the Official Records of Colorado County, said 236.64 acre tract being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, South Central Zone (4204):

BEGINNING at a found concrete monument, marking the north corner of the herein described subject tract, being common with the north corner of said 236.678 acre tract, the west corner of a called 238.153 acre tract conveyed by Warranty Deed with Vendor's Lien to Terrance Hawkins Cattle Company (A Partnership) recorded in Volume 814, Page 402 of the Deed Records of Colorado County, and in the southeast right-of-way line of F.M. 3013 (variable right-of-way width) as shown on TxDOT Map Project No. A-3205-2-2 from which a found (disturbed) 1/2-inch iron rod bears: South 89°02'07" East, 1.73 feet and a found (beet) 1/2-inch iron rod bears: South 58°31'33" East, 0.37 feet;

THENCE along the common line of said 236.678 acre tract and said 238.153 acre tract, the following two (2) courses and distances:

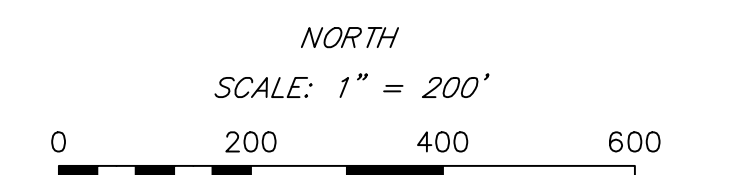
1. South 58°31'33" East, 586.83 feet to a found (beet) 3/8-inch iron rod for angle;
2. South 15°17'09" East, 3481.08 feet to a set 5/8-inch iron rod (with cap stamped 'JonesCarter') marking the east corner of the herein described subject tract, being common with the east corner of said 236.678 acre tract, the south corner of said 238.153 acre tract, and in the north right-of-way line of F.M. 1093 (variable right-of-way width) as shown on TxDOT Map Project No. C-446-1-1;

THENCE along the common line of said 236.678 acre tract and said north right-of-way line of F.M. 1093, the following six (6) courses and distances:

1. South 74°59'54" West, 2255.77 feet to a found 3/8-inch iron rod, marking the beginning of a non-tangent curve to the right;
2. Along said non-tangent curve to the right, having a radius of 2814.93 feet, an arc length of 1031.73 feet, a delta angle of 21°00'00", and a chord bearing of North 89°22'06" West, 1025.96 feet to a set 5/8-inch iron rod (with cap stamped 'JonesCarter');
3. North 78°52'08" West, 141.41 feet to a found (broken) concrete monument;
4. North 07°20'27" East, 9.38 feet to a found (broken) concrete monument;
5. North 78°52'08" West, 829.89 feet to a found concrete monument;
6. North 22°09'08" West, 151.35 feet to a found concrete monument, marking the intersection of F.M. 1093 and aforementioned F.M. 3013;

THENCE along the common line of said 236.678 acre tract and aforementioned southeast right-of-way line of F.M. 3013, the following six (6) courses and distances:

1. North 31°41'30" East, 2409.53 feet to a found (broken) concrete monument;
2. North 32°56'48" East, 416.88 feet to a set 5/8-inch iron rod (with cap stamped 'JonesCarter');
3. North 37°23'27" East, 496.10 feet to a found (disturbed) concrete monument;
4. North 41°27'23" East, 360.69 feet to a found (leaving) concrete monument;
5. North 44°07'09" East, 585.89 feet to a found (leaving) concrete monument;
6. North 40°27'41" East, 551.78 feet to the POINT OF BEGINNING, CONTAINING 236.64 acres of land in Colorado County, Texas, as shown on Drawing No. 16264 filed in the offices of JonesCarter in College Station, Texas.



- LEGEND:**
- CONCRETE DITCH STRUCTURE
 - CONCRETE HEADWALL
 - CMP CORRUGATED METAL PIPE
 - CPP CORRUGATED PLASTIC PIPE
 - DRCC DEED RECORDS OF COLORADO COUNTY
 - GA GUY ANCHOR
 - FR FRAME BUILDING
 - MP METER POLE
 - ORCC OFFICIAL RECORDS OF COLORADO COUNTY
 - PP POWER POLE
 - PFC POINT-FOR-CORNER
 - PPC POINT OF BEGINNING
 - RCP REINFORCED CONCRETE PIPE
 - SC SET 5/8-INCH IRON ROD
 - TCM TELEPHONE CABLE MARKER
 - TM TELEPHONE PEDESTAL
 - WWE WATER WELL
 - XP EXPOSED PIPE
- ASPHALT
GRAVEL
POND
- SIGN (UNLESS OTHERWISE NOTED)
- ADJONER LINE
APPROXIMATE CITY LIMITS
APPROXIMATE SURVEY LINE
BOUNDARY LINE
EASEMENT
OVERHEAD POWER

STATE OF TEXAS §
COUNTY OF COLORADO §

A METES & BOUNDS description of a certain 161.35 acre tract situated in the J.M. Thomas Survey, Abstract No. 565, T. & N.O.R.R. Survey No. 9, Abstract No. 572 in Colorado County, Texas, being all of a called 161.409 acre tract (First Tract) conveyed by Gift Deed to Robert L. Cook, Jr. & Patricia Ann Cook Family Trust 2019 recorded in Volume 916, Page 649 of the Official Records of Colorado County, said 161.35 acre tract being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, South Central Zone (4204):

BEGINNING at a found 1/2-inch iron rod marking the north corner of the herein described subject tract, being common with the north corner of said 161.409 acre tract and in the southeast right-of-way line of Connor Avenue (variable width);

THENCE South 58°26'28" East, 99.72 feet to a found 3/8-inch iron rod, marking the west corner of a called 138.853 acre tract (Tract One) conveyed by Distribution Deed to Mary Elizabeth Bartlett recorded in Volume 943, Page 574 of the Official Records of Colorado County;

THENCE South 32°46'04" West, 572.55 feet to a set 5/8-inch iron rod (with cap stamped 'JonesCarter'), marking a northerly interior corner of said 161.409 acre tract;

THENCE North 45°07'14" East, 588.27 feet to a found (disturbed) 3/8-inch iron rod, being in the southwest line of aforementioned 138.853 acre tract;

THENCE South 58°16'21" East, along the common line of aforementioned 161.409 acre tract and said 138.853 acre tract, 1334.78 feet to a found (broken) concrete monument, marking the east corner of the herein described subject tract, being common with the south corner of said 138.853 acre tract, and in the northwest right-of-way line of F.M. 3013 (variable right-of-way width) as shown on TxDOT Map Project No. A-3205-2-2;

THENCE along the common line of said 161.409 acre tract and said right-of-way line, the following four (4) courses and distances:

1. South 44°23'24" West, 530.46 feet to a set 5/8-inch iron rod (with cap stamped 'JonesCarter');
2. South 41°37'35" West, 953.06 feet to a found (broken) concrete monument;
3. South 37°28'21" West, 503.86 feet to a set 5/8-inch iron rod (with cap stamped 'JonesCarter');
4. South 31°42'28" West, 2905.45 feet to a found 3/8-inch iron rod, marking the south corner of the herein described subject tract, being common with the south corner of said 161.409 acre tract, from which a found 1/2-inch iron rod (with cap stamped 'RAU RPLS 41737') marking an easterly corner of a called 41.501 acre tract (Tract Two) conveyed by Special Warranty Gift Deed to City of Eagle Lake, a Texas municipal corporation recorded in Volume 783, Page 866 of the Official Records of Colorado County bears: South 34°14'29" West, 7.78 feet;

THENCE North 59°04'55" West, along the common line of said 161.409 acre tract and said 41.501 acre tract, passing at 17.05 feet to a found 1/2-inch iron pipe, passing at 19.01 feet to a found 1/2-inch iron rod (with cap stamped 'RAU RPLS 41737'), passing at 117.81 feet to a found 1/2-inch iron rod (with cap stamped 'RAU'), continuing in all a total distance of 1308.66 feet to a point-for-corner, marking a southeasterly corner of the herein described subject tract, being common with a southeasterly corner of said 161.409 acre tract, the east corner of a called 71.337 acre tract (Tract One) conveyed by Special Warranty Gift Deed to City of Eagle Lake, a Texas municipal corporation recorded in Volume 783, Page 866 of the Official Records of Colorado County, and the south corner of a called 23.737 acre tract (Tract Two) conveyed by Distribution Deed to Mary Elizabeth Bartlett recorded in Volume 943, Page 574 of the Official Records of Colorado County, from which a found (beet) 3/8-inch iron rod (with cap stamped 'RPLS 41737') bears: South 69°33'35" East, 3.76 feet and a found 1/2-inch iron rod bears: North 60°17'30" East, 5.99 feet;

THENCE along the common line of said 161.409 acre tract and said 23.737 acre tract, the following two (2) courses and distances:

1. North 32°38'14" East, 1067.27 feet to a found 1/2-inch iron pipe, marking the east corner of said 23.737 acre tract and an interior corner of said 161.409 acre tract;
2. North 58°36'50" West, 738.36 feet to a found (disturbed) 1/2-inch iron pipe, marking a westerly exterior corner of the herein described subject tract, being common with a westerly exterior corner of said 161.409 acre tract, the north corner of said 23.737 acre tract and being in the aforementioned southeast right-of-way line of Connor Avenue;

THENCE along the common line of said 161.409 acre tract and said right-of-way line, the following three (3) courses and distances:

1. North 59°23'30" East, 1612.89 feet to a found 3/8-inch iron rod;
2. South 57°30'35" East, 84.63 feet to a found (beet) 3/8-inch iron rod;
3. North 32°07'58" East, 2355.99 feet to the POINT OF BEGINNING, CONTAINING 161.35 acres of land in Colorado County, Texas, as shown on Drawing No. 16264 filed in the offices of JonesCarter in College Station, Texas.

**LAND TITLE SURVEY
OF THE
COOK TRACT
BEING
161.35 ACRES
AND
236.64 ACRES
OUT OF THE
J.M. THOMAS SURVEY, A-565
T & N.O.R.R. SURVEY No. 9, A-572
C.T.R.R. SURVEY No. 1, A-153
AND
GEORGE SINGLETON SURVEY, A-673
COLORADO COUNTY, TEXAS
SEPTEMBER 2021**

- GENERAL NOTES:**
1. Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone (4204).
 2. A separate legal description of equal date was written in conjunction with this survey.
 3. Determination of the ownership, location, or development of minerals related to the Subject Tract fall outside the scope of this survey. Such matters should be directed by the client to an expert consultant.
 4. This survey does not provide a determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
 5. According to Map No. 48080CA0500 and Map No. 48080D04000 of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Colorado County, dated February 4, 2011, the subject tract is situated within Unshaded Zone "X", defined as areas determined to be outside the 0.2% annual chance (500-year) floodplain. This flood statement does not create liability on the part of the surveyor.
 6. The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
 7. Visible improvements were located with this survey; no subsurface probing, excavation or exploration was performed for this survey. Improvements may exist which are not shown hereon.
 8. This survey has been prepared for the sole purpose of the transaction described in the hereon referenced Title Commitment and the parties listed thereon. This survey is not to be used for any subsequent transactions.
 9. Fences shown hereon are graphic only, with dimensional lines shown at specific locations where they were physically measured. The fence line may meander between said measured locations. The dimensions showing the distance between the fence and the property line also indicates which side of the property line the fence is on.

- TITLE COMMITMENT NOTES:**
- Reference Commitment for Title Insurance issued by Stewart Title Guaranty Company, countersigned by Clear Title Company, 07 No. 26281, having an effective date of July 16, 2021 and an issue date of August 30, 2021. No further research for easements or encumbrances was performed by JonesCarter.
- 10(i) Easements for pipeline purposes and fiber optic communication line purposes, in favor of KCT Railway Corporation, as provided in Deed from KCT Railway Corporation to John F. Crain, et al, dated effective October 14, 1991, recorded in Volume 41, Page 86, Official Records of Colorado County, Texas, and as indicated on plat prepared by Darrell D. Row, RPLS No. 4173, dated October 12, 2001. Said easement is shown hereon.
- 10(m) Easement for pipeline purposes and related surface site, in favor of Victoria Gas Corporation, dated August 22, 1983, recorded in Volume 478, Page 378, Deed Records of Colorado County, Texas. Said easement cannot be located due to vague description.
- 10(n) Easement and Right of Way in favor of AEP Texas Central Company, dated August 1, 2014, recorded in Volume 760, Page 855, of the Official Records of Colorado County, Texas. Said easement does affect the subject tract and is shown hereon.
- 10(l)-(o) These items mention oil, gas and mineral leases and mineral and/or royalty reservations. Mineral and/or royalty reservations and oil, gas, and mineral leases are outside the scope of services and therefore these items were not reviewed (See General Note 3).

Subject to the General Notes shown:
To: Stewart Title Guaranty Company, Clear Title Company, Ronnie Klatt
We, JonesCarter, acting by and through Christopher E. Curtin, a Registered Professional Land Surveyor, hereby certify this survey substantially complies with the current Texas Society of Professional Surveyors' Standards and Specifications for a Category 1A, Condition IV Land Title Survey.

Surveyed: August 4, 2021
Christopher E. Curtin
Registered Professional Land Surveyor
No. 6111
courts@jonescarter.com

