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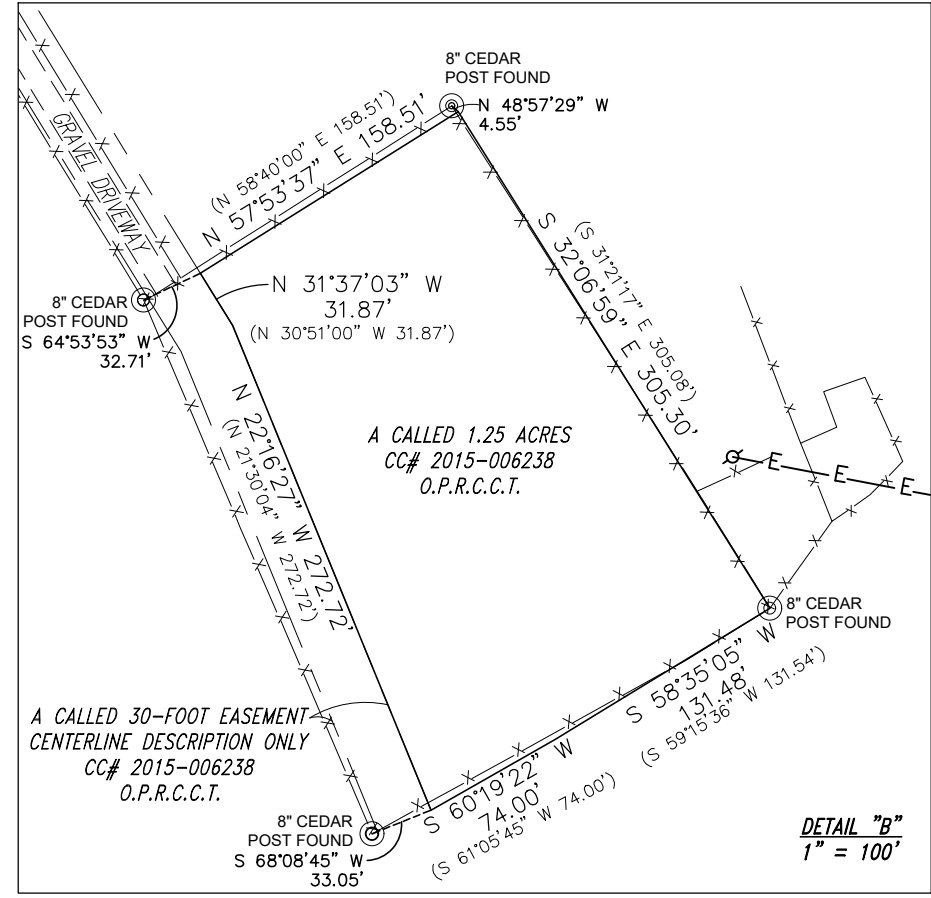
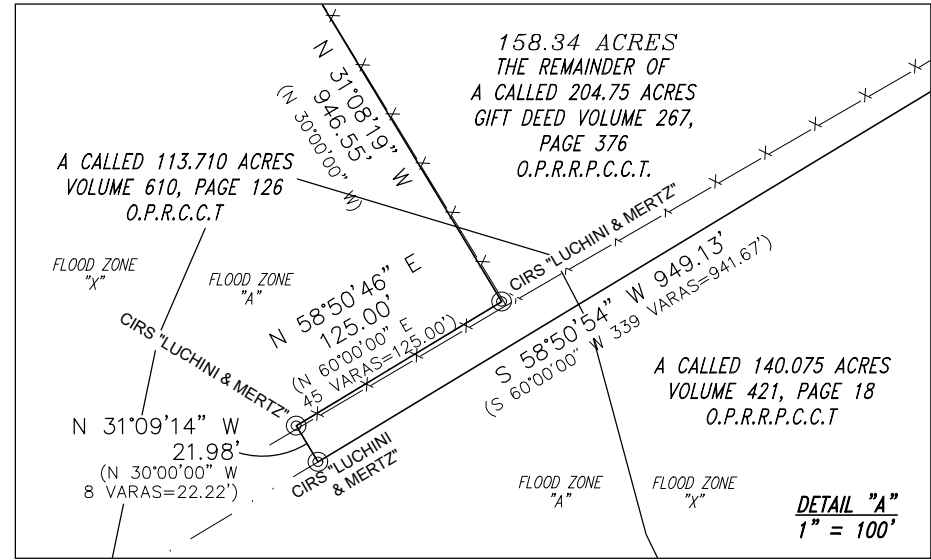
COUNTY ROAD 108
AKA BORCHERT LOOP
(VARIABLE WIDTH RIGHT OF WAY)

A CALLED 2.32 ACRES, FIRST TRACT
A CALLED 3.99 ACRES SECOND TRACT
VOLUME 277, PAGE 791
O.P.R.C.C.T.

158.34 ACRES
THE REMAINDER OF
A CALLED 204.75 ACRES
GIFT DEED VOLUME 267, PAGE 376
O.P.R.R.P.C.C.T.

WILLIAM HOUSE
ABSTRACT NO. 15
CALDWELL COUNTY,
TEXAS

FRANCIS BERRY
ABSTRACT NO. 2
CALDWELL COUNTY,
TEXAS



- BOUNDARY LINE
- - - EASEMENT LINE
- LOT LINES
- SURVEY LINE
- OVERHEAD ELECTRIC LINE
- OVERHEAD TRANSMISSION LINE
- POWER POLE
- MONUMENT-CALLED
- ⊙ CIRF
- ⊙ CM
- ⊙ IRF

PROFESSIONAL LAND SURVEYORS
Well Locations
Pipelines

L UCHINI
& M MERTZ
Boundary Surveys

Note: Flood Zone shown according to the scaling of Map Panel 0250 E, of the June 19, 2012 Insurance rate map for the county of Caldwell, Texas. The property described hereon is partially located in the Zone "A".
Note: All bearings and coordinates shown are based on the Texas State Plane System of 1983, South Central Zone.



E. Steven Holaway

Date: August 17, 2021
Job Number: 210708PS

Pg 1 of 2
Plat

Owner of Record: John Auer

William House Survey,
Abstract Number 15
Francis Berry Survey,
Abstract Number 2
Caldwell County, Texas

Scale 1" = 500'

METES & BOUNDS

158.34 ACRES

CALDWELL COUNTY, TEXAS

FIELD NOTES to all of that certain lot, tract or parcel of land out of **WILLIAM HOUSE SURVEY, ABSTRACT NUMBER 15**, and the **FRANCIS BERRY SURVEY, ABSTRACT NUMBER 2**, Caldwell County, Texas, and being a portion of that certain called 204.75 acre tract of land described in the Gift Deed, recorded in Volume 267, Page 376, of the Official Public Records of Real Property Caldwell County, Texas, Save and Except that certain called 1.25 acre tract of land described in County Clerk's File Number 2015-006238, of the Official Public Records of Caldwell County, Texas, the subject tract being more particularly described as follows;

BEGINNING at a 1/2-inch iron rod point for corner, same being the Northeast corner of said 204.75 acre tract of land, and the Northeast corner of that certain called 2.32 acre tract of land described in the deed recorded in Volume 277, Page 791, of the Official Public Records Caldwell County, Texas, said iron rod being in the occupied South line of County Road Number 108, (aka Borchert Loop);

THENCE South 31 degrees 17 minutes 13 seconds East with the East line of said 204.75 acre tract of land, and the West line of said 2.32 acre tract of land, along or near a fence a distance of 2,272.63 feet to a 1/2-inch iron rod found for corner, same being an angle in the East line of said 204.75 acre tract of land, and the Southwest corner of that certain called 30 acre tract of land, described in the deed recorded in Volume 122, Page 806, of the Official Public Records Caldwell County, Texas, same being the North west corner of that certain called 35.460 acre tract of land described as Tract 2, in the deed recorded in County Clerk's File Number 2017-001417, of the Official Public Records Caldwell County, Texas;

THENCE South 30 degrees 53 minutes 30 seconds East with a Southerly East line of said 204.75 acre tract of land, and the Northerly West line of said 35.460 acre tract of land, along or near a fence a distance of 1,354.10 feet, to a stone found for corner, same being the Northerly Southwest corner of said 204.75 acre tract of land, and an ell corner of said 35.460 acre tract of land;

THENCE South 12 degrees 49 minutes 28 seconds West with the Southeasterly line of said 204.75 acre tract of land, and the Southerly West line of said 35.460 acre tract of land, along or near a meandering partially down fence line, a distance of 603.05 feet to a 1/2-inch capped iron rod (stamped HINKLE) found for the Southerly Southeast corner of said 204.75 acre tract of land and the Southwest corner of said 35.460 acre tract of land;

THENCE South 57 degrees 18 minutes 12 seconds West, with the South line of said 204.75 acre tract of land, a distance of 1,111.59 feet to a set 1/2-inch capped iron rod (stamped HINKLE), found for the Southerly Southwest corner of said 204.75 acre tract of land, and the Southeast corner of that certain called 140.075 acre tract of land described in the deed recorded in Volume 421, Page 18, of the Official Public Records of Real Property Caldwell County, Texas, same being in the occupied North line of County Road Number 218, (aka Boggy Creek Road);

THENCE North 35 degrees 20 minutes 47 seconds West with the Southerly West line of said line of said 204.75 acre tract of land, and the East line of said 140.075 acre tract of land, along or near a fence a distance of 1,515.89 feet to a 1/2-inch capped iron rod (stamped HINKLE) found for an Easterly ell corner of said 204.75 acre tract of land, and the Northeast corner of said 140.075 acre tract of land;

THENCE South 58 degrees 50 minutes 54 seconds West with the Westerly South line of said 204.75 acre tract of land, and the North line of said 140.075 acre tract of land, along or near a fence a distance of 949.13 feet to a 1/2-inch capped iron rod (stamped Luchini & Mertz) set for the Westerly Southwest corner of said 204.75 acre tract of land, and the Westerly Southeast corner of that certain called 113.710 acre tract of land described in the deed recorded in Volume 610, Page 126, of the Official Public Records Caldwell County Texas, same being in the North line of said 140.075 acre tract of land;

THENCE North 31 degrees 09 minutes 14 seconds West with a Southerly west line of said 204.75 acre tract of land, and the Southerly East line of said 113.710 acre tract of land, a distance of 21.98 feet to a 1/2-inch capped iron rod (stamped Luchini & Mertz) set for a Southerly Westerly corner of said 204.75 acre tract of land, and a Southerly Easterly corner of said 113.710 acre tract of land;

THENCE North 58 degrees 50 minutes 46 seconds East with a Southerly line of said 204.75 acre tract of land, and the Easterly South line of said 113.710 acre tract of land, along or near a fence a distance of 125.00 feet, to a 1/2-inch capped iron rod (stamped Luchini & Mertz) set for a Northerly ell corner of said 204.75 acre tract of land, and the Northerly Southeast corner of said 113.710 acre tract of land;

THENCE North 31 degrees 08 minutes 19 seconds West with a Northerly West line of said 204.75 acre tract of land, and the East line of said 113.710 acre tract of land, along or near a fence a distance of 946.55 feet to a 1-inch iron pipe found for corner, being in said Northerly West line of said 204.75 acre tract of land, same being the Northeast corner of said 113.710 acre tract of land, same being the Southeast corner of that certain called 14.83 acre tract of land described in the deed recorded Volume 308, Page 698, of the Official Public Records Caldwell County, Texas;

THENCE North 30 degrees 45 minutes 51 seconds West with a Northerly West line of said 204.75 acre tract of land, and the East line of said 14.83 acre tract of land, along or near a fence a distance of 275.07 feet to a 1/2-inch iron rod found for corner, same being Northwesterly ell corner of said 204.75 acre tract of land, and the Southwest corner of that certain called 20.030 acre tract of land described in the deed recorded in County Clerk's File Number 2018-002837, of the Official Public Records Caldwell County, Texas;

THENCE North 59 Degrees 15 minutes 15 Seconds East with the most Northerly West line of said 204.75 acre tract of land, and the South line of said 20.030 acre tract of land, along or near a fence a distance of 650.74 feet to a 1/2-inch iron rod found for corner in said Northerly West line of said 204.75 Acre tract of land, same being the Southeast corner of said 20.030 acre tract of land, and the Southwest corner of that certain called 10.030 acre tract of land, described in the deed recorded in County Clerk's File Number 2020-003566, of the Official Public Records Caldwell County, Texas;

THENCE North 59 degrees 14 minutes 37 seconds East continuing with said Northerly West line and the South line of said 10.030 acre tract of land, along or near a fence a distance of 324.84 feet to a 1/2-inch iron rod found for corner, same being the Southeast corner of said 10.030 acre tract of land;

THENCE North 59 degrees 07 minutes 46 seconds East continuing with said Northerly West line, along or near a fence a distance of 322.74 feet to a 1/2-inch iron rod found for corner, same being the Northerly ell corner of said 204.75 acre tract of land, and the Southeast corner of that certain called 40.10 acre tract of land, described in the deed recorded in Volume 428, Page 434, of the Official Public Records Caldwell County, Texas;

THENCE North 30 degrees 33 minutes 15 seconds West with the most Northerly West line of said 204.75 acre tract of land, and the East line of said 40.10 acre tract of land along or near a fence a distance of 1,345.57 feet to a 1/2-inch iron rod found for corner, same being the Northwest corner of said 204.75 acre tract of land, and the Northeast corner of said 40.10 acre tract of land, same being the occupied South line of said County Road Number 108, from which a 5/8-inch iron rod found for the North west corner of said 20.030 acre tract of land and the Northeast corner of said 14.83 acre tract of land, bears South 58 degrees 56 minutes 42 seconds West a distance of 1,302.34 feet;

THENCE North 58 degrees 56 minutes 23 seconds East with the most Northerly line of said 204.75 acre tract of land, along or near a fence for the occupied South line of said County Road Number 108, a distance of 1,151.23 feet to the **POINT OF BEGINNING** and enclosing 158.34 acres of land more or less.

METES & BOUNDS

SAVE AND EXCEPT

1.25 ACRES

CALDWELL COUNTY, TEXAS

FIELD NOTES to all of that certain lot, tract or parcel of land out of **FRANCIS BERRY SURVEY, ABSTRACT NUMBER 2**, Caldwell County, Texas, and being all of that certain called 1.25 acre tract of land described in County Clerk's File Number 2015-006238, of the Official Public Records of Caldwell County, Texas, the subject tract being more particularly described as follows;

BEGINNING at a point for corner same being the Northeast corner of said 1.25 acre tract of land, from which a 1/2-inch iron rod found for the Northeast corner of the remainder of that certain called 204.75 acre tract of land described in the Gift Deed recorded in Volume 267, Page 376, of the Official Public Records Caldwell County, Texas bears North 10 degrees 55 minutes 23 seconds West a distance of 3,215.88 feet, from said point a gate post bears South 70 degrees 41 minutes 41 seconds West a distance of 15.29 feet;

THENCE North 57 degrees 53 minutes 37 seconds East with the North line of said 1.25 acre tract of land, along or near a fence a distance of 158.51 feet to a point for corner, from which an 8-inch cedar post fence corner bears North 48 degrees 57 minutes 29 seconds West a distance of 4.55 feet;

THENCE South 32 degrees 06 minutes 59 seconds East with the East line of said 1.25 acre tract of land, along and near a fence a distance of 305.30 feet to a 6-inch cedar post fence corner;

THENCE South 58 degrees 35 minutes 05 seconds West with the Easterly South line of said 1.25 acre tract of land, along or near a fence a distance of 131.48 feet to a point for corner, from which an 8-inch cedar fence post bears North 58 degrees 49 minutes 59 seconds East a distance of 79.87 feet;

THENCE South 60 degrees 19 minutes 22 seconds West with the Westerly South line of said 1.25 acre tract of land, along or near a fence a distance of 74.00 feet to a point for corner, same being the Southerly West corner of said 1.25 acre tract of land, and the Southeast corner of a 30-foot Access Easement, being a centerline description in the deed recorded in County Clerk's File Number 2015-006238, of the Official Public Records Caldwell County, Texas, from which an 8-inch cedar fence post bears South 68 degrees 08 minutes 45 seconds West a distance of 33.05 feet;

THENCE North 22 degrees 16 minutes 27 seconds West, with the Southerly West line of said 1.25 acre tract of land, and the Southerly East line of said 30-foot easement a distance of 272.72 feet to a point for corner;

THENCE North 31 degrees 37 minutes 03 seconds West with the Northerly East line of said 1.25 acre tract of land and the Northerly East line of easement, a distance of 31.87 feet to the **POINT OF BEGINNING** and enclosing 1.25 acres of land more or less.

CERTIFICATION: JOHNAUER

This survey has been prepared in connection with **Job#210708PS**, and this survey was prepared for this transaction only. I hereby certify that this survey has been prepared from an on-the-ground survey of the premises depicted hereon and described in the description attached hereto, conducted under my direction and supervision on 07/07-09/2021, and that the findings and results of said survey are shown to the best of my knowledge and belief and that the size, type, and location of visible and apparent permanent improvements are as shown, and that said survey shows the location of all alleys, streets, maintained right-of-way, and easements of record, as supplied to me of which the undersigned is aware or has been advised affecting the subject premises according to the descriptions of record, and that except as shown there are no visible or apparent intrusions, conflicts, or protrusions.

NOTE: This survey was performed without the benefit of a schedule A&B or a current Title Binder.

E. Steven Holaway

ERNEST STEVEN HOLAWAY R.P.L.S. NO. 5479 DATE: August 17, 2021



Pg 2 of 2
Plat

Owner of Record: John Auer
William House Survey,
Abstract Number 15
Francis Berry Survey,
Abstract Number 2
Caldwell County, Texas

Date: August 17, 2021
Job Number: 210708PS

