

# BOUNDARY SURVEY OF

196.38 Acres

out of

3 Tracts Recorded

as

280.73 Acres

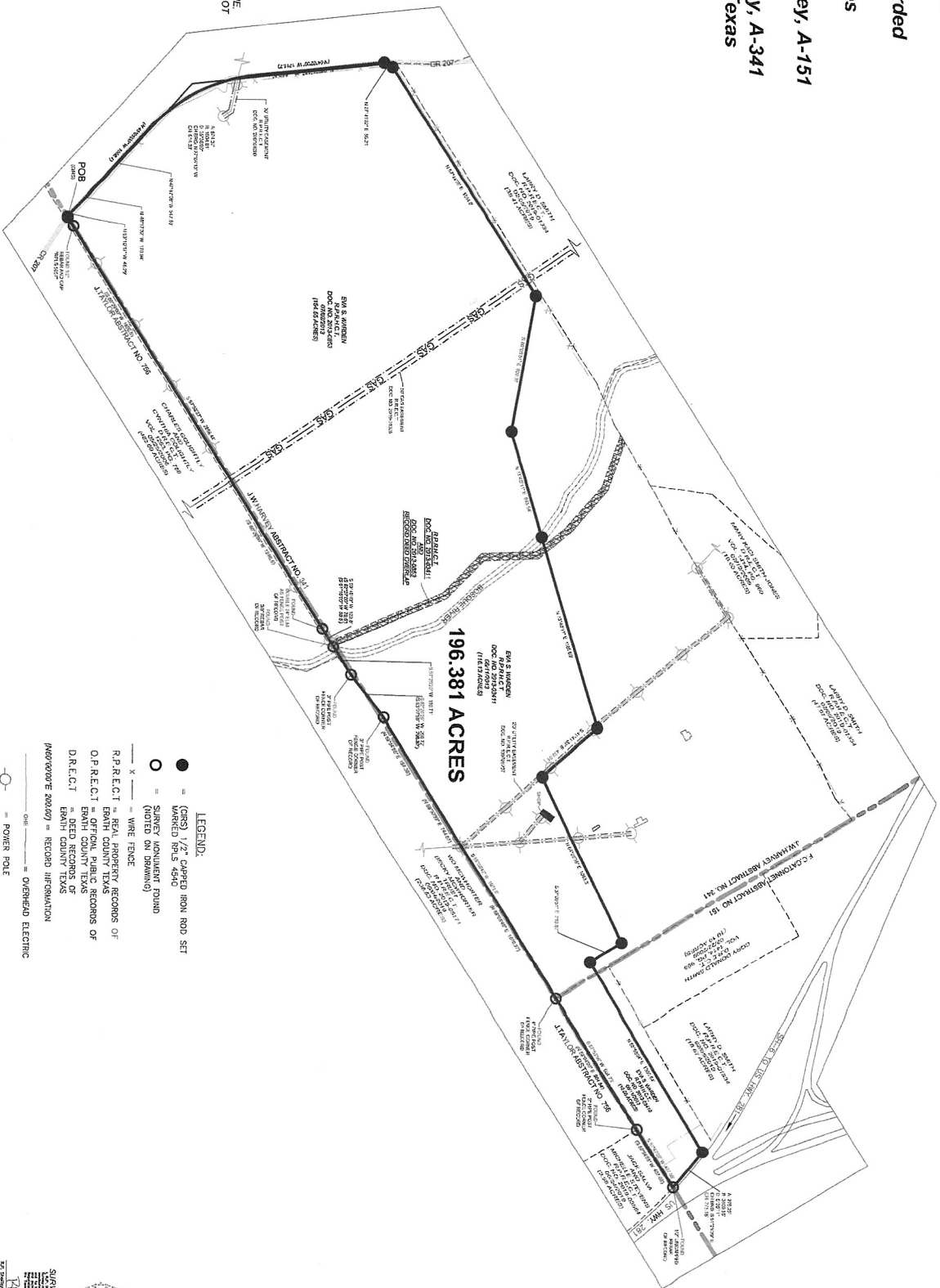
In the

F.C. Catonnet Survey, A-151

and the

J.W. Harvey Survey, A-341

Erath County, Texas



NOTES:  
 THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE SURVEYING ACTS AND STATUTES OF THE STATE OF TEXAS.  
 A. ACCURACY OF THE SURVEYING DATA IS GUARANTEED BY THE SURVEYOR.  
 B. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEYING DATA.  
 C. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE SURVEYING DATA.  
 D. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE SURVEYING DATA.

TEXAS LAND SURVEYORS  
 4775 CR 4175  
 Comfile Co., Texas 78637  
 (254) 253 0946  
 ricksh@erathcountytexas.com  
 Firm No. 10194821

SURVEYOR'S CERTIFICATE  
 I, R. J. ...  
 Surveyor  
 State of Texas  
 My Commission Expires on ...

DATE: 10/1/2024

SCALE: 1" = 200'

LEGEND:  
 ● = (GPS) 1/2" CHISEL IRON ROD SET  
 ○ = SURVEY MONUMENT POND  
 (NOTED ON DRAWING)  
 --- X --- = WIRE FENCE  
 R.P.R.E.C.T. = REAL PROPERTY RECORDS OF ERATH COUNTY, TEXAS  
 O.P.R.E.C.T. = OFFICIAL PUBLIC RECORDS OF ERATH COUNTY, TEXAS  
 D.R.E.C.T. = DEED RECORDS OF ERATH COUNTY, TEXAS  
 R.M.R. = RECORD INFORMATION

POWER POLE  
 OVERHEAD ELECTRIC

196.381 ACRES

196.381 ACRES

196.381 ACRES

# METES AND BOUNDS DESCRIPTION OF

196.38 Acres  
out of  
3 Tracts Recorded  
as  
280.73 Acres  
in the  
F.C. Cattonet Survey, A-151  
and the  
J.W. Harvey Survey, A-341  
Erath County, Texas

**BEING** all of 196.381 acres out of a record total of 280.73 acres consisting of a 154.55 acre tract in the J.W. Harvey Survey, A-341 and recorded as conveyed to Eva S. Warden in the Real Property Records of Erath County Texas (R.P.R.E.C.T.) Doc. No. 2013-0853, a 116.13 acre tract in the J.W. Harvey Survey, A-341 and recorded as conveyed to Eva S. Warden in the Real Property Records of Erath County Texas (R.P.R.E.C.T.) Doc. No. 2013-03411 and a 10.05 acre tract in the F.C. Cattonet Survey, A-151 and recorded as conveyed to Eva S. Warden in the Real Property Records of Erath County Texas (R.P.R.E.C.T.) Doc. No. 2013-0341, and being more particularly described by metes and bounds as follows: (Basis of bearing being: U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the Smartnet RTK Network Cooperative Network, Distances shown are U.S. Survey feet displayed in grid values).

**BEGINNING** at a set 1/2" rebar and cap stamped "RPLS 4540" in the approximate centerline of Erath County Road 270 on the occupied southerly line of the J.W. Harvey Survey, A-341, for the southwesterly corner of said 154.55 acre tract and the southwesterly corner of this;

**THENCE** along the meanderings of said county road, the following courses:

North 53°10'17" West a distance of 46.29 feet to a point in the westerly line of this;

North 48°17'32" West a distance of 170.94 feet to a point in the westerly line of this;

North 47°47'08" West a distance of 547.89 feet to a point in the westerly line of this;

Continuing with a non-tangential curve turning to the right having an arc length of 624.32 feet, a radius of 1004.81 feet, a chord bearing of North 27°04'13" West, and a chord length of 614.33 to a point in the westerly line of this;

North 06°21'19" West a distance of 662.50 feet to a point in the westerly line of this;

North 05°47'08" West a distance of 154.82 feet to a (CIRS) in the approximate centerline of said road for the southerly northwest corner of this;

**THENCE** departing said roadway North 27°41'02" East a distance of 56.21 feet to a (CIRS) at a perpendicular point 30.00 feet from the northerly line of said 154.55 acre tract for the northerly northwest corner of this;

**THENCE** continuing at 30.00 feet off, and parallel to the northerly line of said 154.55 acre tract North 57°44'28" East a distance of 1594.80 feet to a (CIRS) for a corner in the northerly line of this;

**THENCE** across a pasture South 80°05'51" East a distance of 820.37 feet to a (CIRS) for a corner in the northerly line of this;

**THENCE** continuing through said pasture North 73°45'11" East a distance of 645.54 feet to a (CIRS) in the approximate centerline of the Bosque River for a corner in the northerly line of this;

**THENCE** departing said river and crossing into said 116.13 acre tract North 73°45'11" East a distance of 1185.69 feet to a (CIRS) in the easterly line of a 20.00 foot overhead electric utility easement for a corner in the northerly line of this;

**THENCE** along the easterly line of said easement South 41°41'33" East a distance of 432.01 feet to a (CIRS) for a corner in the northerly line of this;

**THENCE** departing the easterly line of said easement, and encountering a 3" pipe post fence corner at 355.30 feet, North 64°20'38" East a distance of 1093.30 feet to a (CIRS) for a corner in the northerly line of this;

**THENCE** South 32°00'51" East a distance of 219.87 feet to a (CIRS) for a corner in the northerly line of this;

**THENCE** parallel to, and 80 feet southwardly from the northerly line of said 10.05 acre tract, North 58°58'04" East crossing into said 10.05 acre tract, a distance of 1300.54 feet to a (CIRS) on the westerly right of way of US Highway 281 and State Highway 6 for the northeasterly corner of this;

**THENCE** with a curve turning to the right having an arc length of 275.25', a radius of 3100.55', a chord bearing of South 51°25'39" East, and a chord length of 275.16' to a found 1/2" uncapped rebar at a fence corner in the westerly line of US Highway 281, the occupied southerly line of the F.C. Cattonet Survey, A-151, and the southeasterly corner of this;

**THENCE** departing said roadway and generally along said fence, South 57°47'09" West a distance of 407.08 feet to a found 3" pipe post fence corner of record for a point in the southerly line of this;

**THENCE** continuing with said fence, South 57°53'58" West a distance of 904.73 feet to a found 4" pipe post fence corner of record for a point in the southerly line of this;

**THENCE** continuing with said fence, South 58°08'42" West a distance of 1971.80 feet to a found 3" pipe post of record for a point in the southerly line of this;

**THENCE** continuing with said fence, South 52°25'25" West a distance of 296.72 feet to another found 3" pipe post of record for a point in the southerly line of this;

**THENCE** continuing with said fence and crossing the approximate centerline of the Bosque River at 55.88 feet, South 57°25'20" West a distance of 196.71 feet to a found 3/8" uncapped rebar at a fence corner post for a point in the southerly line of this;

**THENCE** continuing with said fence, South 58°46'49" West a distance of 129.80 feet to a double 24" Elm as a fence post of record for a point in the southerly line of this;

**THENCE** continuing with said fence, and passing a found 1/2" rebar and cap stamped "RPLS 5857" at 2836.30 feet, South 57°59'37" West a total distance of 2856.44 feet to the **POINT OF BEGINNING**, having an area of 196.381 acres, and subject to all easements, covenants and restrictions, existing or of record.



## SURVEYOR'S CERTIFICATE

I, R.P. Shelley, do hereby certify that this Map of Survey reflects the results of an on-the-ground survey conducted by personal working under my supervision and to the best of my knowledge is true and accurate and substantially complies with the Rules and Regulations and Standards of Practice as adopted by the Texas State Board of Professional Land Surveying.

*R.P. Shelley*  
R.P. Shelley R.P.L.S. NO. 4540

TEXAS LAND SURVEYORS  
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Firm No. 10194621

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## SURVEYORS NOTES

**RECORD ENCUMBERANCES** - Except as specifically stated or shown on this map of survey, this survey does not purport to reflect any of the following which may be applicable to the subject property: subdivision restrictions; zoning or other land-use regulations, septic tank restrictions.

**BOUNDARY DIMENSIONS** - Bearings, distances and coordinates shown on this map of survey are grid, GPS derived and are based on The Texas Coordinate System, Central Zone, NAD83. Dimensions shown on this map of survey are measured. For record dimensions, see the documents noted hereon.

**RECORD DOCUMENTS** - Only the record documents noted hereon were provided to, or discovered by, the undersigned surveyor. No other record title documentation was provided to the undersigned surveyor.

**BOUNDARY RESEARCH** - The undersigned surveyor conducted research of public real property records focused on the boundary of the subject property. No research was conducted for: easements, restrictions, dedications or other record encumbrances. The undersigned surveyor does not guarantee that all easements, restrictions or encumbrances (either record or not of record) which may affect the subject property are shown hereon.

**PURPOSE OF SURVEY** - This survey represents the results of a boundary survey and as such is not suitable for: engineering or architectural design or construction.

**OWNERSHIP** - Ownership of the subject property shown hereon is not implied by this map of survey or metes and bounds description. Ownership of real property can only be determined by a court of law.

**ADJOINING PROPERTIES** - The adjoining properties were not surveyed and are shown hereon for informational purposes only.

**UTILITIES** - All statements within the certification and other references located elsewhere hereon that are related to: utilities, easements, servitudes and encroachments are based on visible, aboveground evidence unless otherwise noted. Lacking excavation, the location of underground utilities cannot be accurately known. For definitive answers to questions regarding utilities shown hereon, contact the respective utility companies. Visible utility structures that were observed while conducting this survey may indicate a possible easement.

**SUBSURFACE CONDITIONS** - No statement is made concerning subsurface conditions or the existence or nonexistence of underground containers or facilities which may affect the use or development of this tract of land. Environmental and subsurface conditions were not examined as a part of this survey.

**ROADWAYS AND DRIVEWAYS** - Roadways or driveways shown hereon are as found. The undersigned surveyor does not represent that said roadways or driveways are publicly maintained nor that an easement or right of way for the use of these accessways benefits the subject property.

**ACREAGE** - The acreage shown on this map of survey may differ from the acreage called out in the record deed and also acreage shown on a tax appraisal district due to measurements made with modern survey equipment and methodology compared to that used for older surveys.

**FENCES** - Fences, long standing, along or near a boundary line may indicate a transfer of title by unwritten means. They should not be moved, or removed without agreement of land owners on both sides of the fence

**RIGHTS OF WAY** - The undersigned surveyor makes no representation that TxDOT granted access or egress to the portion of land surveyed adjacent to the right of way of State Highway 6 and US Highway 281 as shown on this survey. Furthermore, there has been no study conducted through TxDOT as to the placement of said right of way. Rights of Way locations have been graphically depicted utilizing the measured found record monumentation and measured physical features along said roadway and have been determined to be the accepted alignments based on prior deed records of parcels adjacent to this survey.

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