



**SYMBOL LEGEND**

- P --- Overhead Power Line
- Guy Wire
- Wood Fence
- XXX --- Wrought Iron Fence
- XX --- Chainlink Fence
- X --- Wire Fence
- --- Fire Hydrant
- Power Pole
- Telephone Pedestal
- Water Valve
- Water Meter
- Soil Iron Rod w/TIPS Cap
- --- Iron Rod

Surveyor has relied on information provided by:  
 First American Title Guaranty Company  
 G.F. No. 1995208-ALCP  
 Effective date: September 30, 2019

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment:  
 1) Easement agreement to Kathryn Hunt per Vol. 1363, Pg. 636, R.P.R.L.C.T.

Perry Allen Green and  
 Paula Green  
 Called 23.1 Acres  
 Vol. 1202, Pg. 872.  
 R.P.R.L.C.T.

**BOUNDARY SURVEY**

BEING a 18.171 acre tract of land situated in the Charles Welch Survey, Abstract Number 567, Limestone County, Texas, (in conflict with the Archibald Powell Lease, Abstract Number 25, Limestone County, Texas, per Texas General Land Office), being all of that same called 17.6 acre tract described in instrument to BCP Land, L.L.C., recorded under Clerk's File Number 20192568 of the Real Property Records of Limestone County, Texas (R.P.R.L.C.T.), said 18.171 acre tract being more particularly described by metes and bounds as follows:

- General Notes:**
- 1) © 2019, Texas Professional Surveying, L.L.C. All Rights Reserved.
  - 2) Survey is valid only if print has original signature of surveyor or its Declaration is made to original purchaser, of this survey; it is not transferable to additional institutions or subsequent owners.
  - 3) Fences as shown

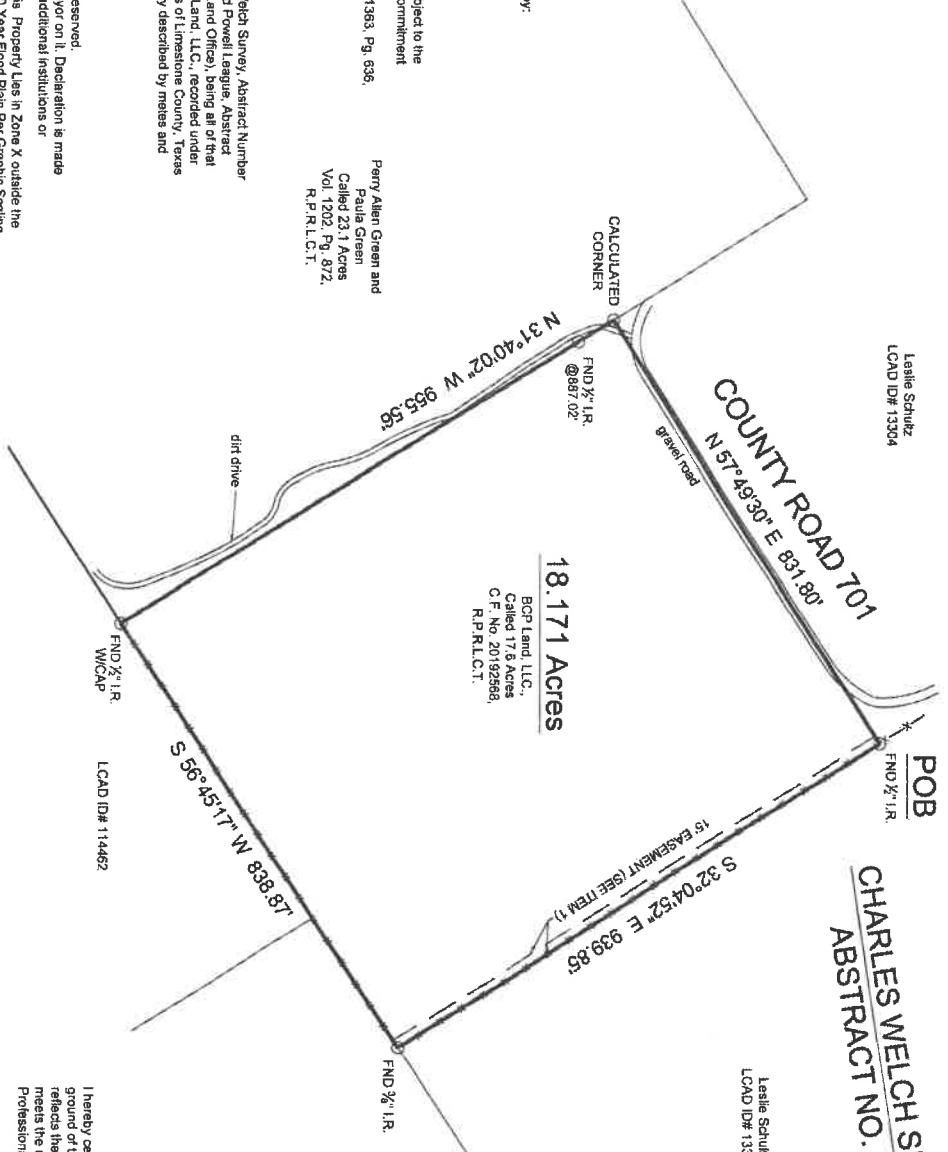
This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48293C0350C, having an effective date of 9-16-2011.

Job No. 8903-11  
 Scale: 1"=200'  
 Date: 10-25-2019  
 Drawn By: GPP  
 Field Crew: TC  
 Revised:

Purchaser: Shelthen Haddaway  
 Address: County Road 701, Kossage TX 78653  
 Lot: Block Section A 567  
 Survey: Charles Welch  
 Area: 18.171 Acres  
 Subdivision: Sheet  
 Cabinet: County, Texas

3023 N. RYANZIER, SUITE 101, DENVER, CO, 80202  
 WWW.SURVEYINGTECHSOLUTIONS.COM  
 FROM REGISTRATION NO. 108824-00

Bearings shown hereon are based on GPS observations and are referenced to Basis of Bearings the NAD083, Texas State Plane Coordinate System, Central Zone (4203).



I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Kathryn M. Hunt  
 Vol. 1345, Pg. 95,  
 R.P.R.L.C.T.



Carey A. Johnson  
 Registered Professional Land Surveyor No. 6524



# TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303  
(936)756-7447 FAX (936)756-7448  
FIRM REGISTRATION No. 100834-00

**FIELD NOTE DESCRIPTION**  
**18.171 ACRES**  
**IN THE CHARLES WELCH SURVEY, ABSTRACT NUMBER 567**  
**LIMESTONE COUNTY, TEXAS**

BEING a 18.171 acre tract of land situated in the Charles Welch Survey, Abstract Number 567, Limestone County, Texas, (in conflict with the Archibald Powell League, Abstract Number 25, Limestone County, Texas, per Texas General Land Office), being all of that same called 17.6 acre tract described in instrument to BCP Land, LLC., recorded under Clerk's File Number 20192568 of the Real Property Records of Limestone County, Texas (R.P.R.L.C.T.), said 18.171 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a ½ inch iron rod found in the southeasterly margin of County Road 701 (C.R. 701), for a common corner of said 17.6 acre tract and those certain tracts shown to be owned by Leslie Schultz, per Limestone County Appraisal District (L.C.A.D.) ID Number 13304 (no deed record found), being the northerly corner of the herein described 18.171 acre tract;

THENCE South 32°04'52" East, 939.85 feet, with the common line between said 17.6 acre tract and said Schultz tracts, to a 3/8 inch iron rod found in the northwesterly line of that certain tract described in instrument to Kathryn M. Hunt, recorded in Volume 1345, Page 95, R.P.R.L.C.T., for the common southerly corner of said 17.6 acre tract and said Schultz tracts, being the easterly corner of the herein described 18.171 acre tract;

THENCE South 56°45'17" West, 838.87 feet, with the northwesterly line of said Hunt tract and that certain tract identified by L.C.A.D. ID Number 114462 (no owner information found), common to the southeasterly line of said 17.6 acre tract, to a ½ inch iron rod with cap found in the northeasterly margin of an existing dirt road, for the common southerly corner of said 17.6 acre tract and that certain called 23.1 acre tract described in instrument to Perry Allen Green and Paula Green, recorded in Volume 1202, Page 872, R.P.R.L.C.T., being the southerly corner of the herein described 18.171 acre tract;

THENCE North 31°40'02" West, with the common line between said 17.6 acre tract, the easterly margin of said dirt road, at a distance of 887.02 feet, pass a ½ inch iron rod found for reference, in all, a total distance of 955.56 feet, to a calculated point at the intersection of said existing dirt road, with the southwesterly margin of said C.R. 701, for the common westerly corner of said 17.6 acre tract and said Shultz tracts, being the westerly corner of the herein described 18.171 acre tract;

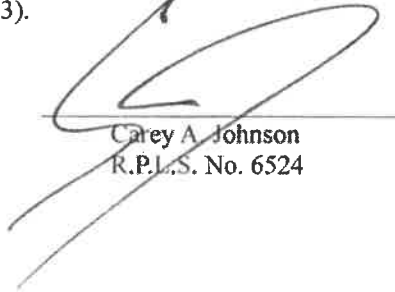
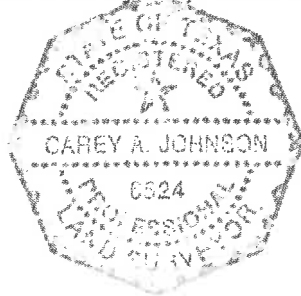
THENCE North 57°49'30" East, 831.80 feet, with the common line between said 17.6 acre tract and said Schultz tracts, with the approximate centerline of said C.R. 701, thence leaving said centerline, to the **POINT OF BEGINNING**.

CONTAINING a computed area of 18.171 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on October 25, 2019 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number B503-11.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone (4203).

October 28, 2019  
Date



Carey A. Johnson  
R.P.L.S. No. 6524