

JAMES STEWART SURVEY
A-815

NORTH OLD TEMPLE ROAD

STATE OF TEXAS
COUNTY OF MCLENNAN

DESCRIPTION: BEING 88.266 acres out of the Erastus Yeaman Survey, Abstract No. 956 and the Thos. Thatcher Survey, Abstract No. 847 in McLennan County, Texas and being all of the called 7.89 acre tract described as Tract 1 in Document No. 2011016824 of the Official Public Records of McLennan County, Texas, all of the called 7.01 acre tract described as Tract 2 in said Document No. 2011016824, all of the called 9.30 acre tract described as Tract 2 in Document No. 2011016822 of said Official Public Records, a portion of the called 7.43 acre tract described as Tract 1 in said Document No. 2011016822, all of the called 9.59 acre tract described as Tract 2 in Document No. 2011016823 of said Official Public Records, a portion of the called 8.78 acre tract described as Tract 1 in said Document No. 2011016823, a portion of the called 40 acre tract described as Tract 4 in Document No. 2005024876 of said Official Public Records, a portion of the called 10 acre tract described in said Document No. 2005024876, and a portion of the called 9.674 acre tract described as Tract 1 in said Document No. 2005024876, and a portion of the called 21.748 acre tract described as Tract 2 in Document No. 2005024876; Said 88.266 acre tract being more particularly described as follows and as surveyed under the supervision of 1519 Surveying, LLC in September, 2015:

BEGINNING at a 3/8 inch steel rod found in the southwest line of Barnes Road for the occupied east corner of said 40 acre tract, the occupied north corner of the record 9.587 acre tract, and the east corner hereof;

THENCE South 59°57'42" West a distance of 2064.13 feet generally along a fence with the northwest line of said 9.587 acre tract and the southeast line of said 40 acre tract to a 4 inch pipe fence corner post found in the northeast line of said 21.748 acre tract, for the west corner of said 9.587 acre tract and the south corner of said 40 acre tract;

THENCE South 29°16'41" East a distance of 52.26 feet generally along a fence with the southwest line of said 9.587 acre tract and the northeast line of said 21.748 acre tract to a 4 inch pipe fence corner post found in the northeast line of said 21.748 acre tract and the north corner of the South Meadows Estates, Part 3 as shown on plat recorded in Volume 1467, Page 385 of said Deed Records;

THENCE with the southeast line of said 21.748 acre tract, the southeast line of said 7.01 acre tract, the northwest line of South Meadows Estates, Part 2 as shown on plat recorded in Volume 1296, Page 149 of said Deed Records, the northwest line of South Meadows Estates, Part 3, and the northwest line of Block 5 of the South Meadows Estates, Part 1 as shown on plat recorded in Volume 1296, Page 149 of said Deed Records, the following 3 courses and distances:

1. South 60°04'45" West a distance of 621.15 feet to a 1/2 inch steel rod found for the north corner of Lot 7 of said Block 5;
2. South 60°21'33" West a distance of 334.19 feet to a 1/2 inch steel rod found for the north corner of Lot 4 of said Block 5;
3. South 60°34'28" West a distance of 100.68 feet to a 60d nail found in the side of a 14 inch hackberry tree for the northwest corner of said Lot 4 and the northeast corner of that certain 1.450 acre tract described in Document No. 2009009445 of said Official Public Records;

THENCE South 60°04'12" West a distance of 291.67 feet with the north line of said 1.450 acre tract and the south line of said 8.78 acre tract to a 1/2 inch steel rod with cap marked "M&A" found in the southeast line of Interstate Highway 35, for a corner of the remainder of said 1.450 acre tract, a corner of the called 5.857 acre right of way tract described in Document No. 2011039291 of said Official Public Records, a corner of the called 4.380 acre right of way tract described in Document No. 2012040506 of said Official Public Records, and the southwest corner hereof;

THENCE crossing said 8.78 acre tract and said 7.43 acre tract, with the southeast line of said Interstate with the southeast line of said 4.380 acre tract, and the south line of said 5.857 acre tract, the following 12 courses and distances:

1. North 21°30'51" East a distance of 232.34 feet to a 1/2 inch steel rod with cap marked "M&A" found;
2. North 09°11'39" West a distance of 8.00 feet to a 1/2 inch steel rod with cap marked "M&A" found;
3. North 21°26'25" East a distance of 323.97 feet to a 1/2 inch steel rod set;
4. North 21°25'58" East a distance of 572.22 feet to a 1/2 inch steel rod with cap marked "M&A" found;
5. North 23°59'13" East a distance of 268.63 feet to a 1/2 inch steel rod with cap marked "M&A" found;
6. North 23°55'06" East a distance of 87.03 feet to a 1/2 inch steel rod found "M&A" found;
7. North 23°54'58" East a distance of 105.91 feet to a TYPE 2 TXDOT concrete monument with aluminum disc found;
8. North 21°22'51" East a distance of 47.94 feet to a TYPE 2 TXDOT concrete monument with aluminum disc found;
9. North 20°44'33" East a distance of 204.43 feet to a 1/2 inch steel rod with cap marked "M&A" found;
10. North 27°42'52" East a distance of 86.92 feet to a 1/2 inch steel rod with cap marked "M&A" found;
11. North 19°53'15" East a distance of 248.97 feet to a 1/2 inch steel rod with cap marked "M&A" found;
12. North 19°48'46" East a distance of 138.30 feet to a 1/2 inch steel rod with cap marked "M&A" found in the northwest line of said 7.43 acre tract;

THENCE with the southeast line of North Old Temple Road, the following 5 courses and distances:

1. North 45°37'35" East, with the northwest line of said 7.43 acre tract, at a distance of 391.00 feet pass a 1/2 inch steel rod set for the west corner of said 7.89 acre tract and the north corner of said 7.43 acre tract, continue in all a total distance of 436.32 feet to 1/2 inch steel rod set;
2. North 39°27'21" East a distance of 382.57 feet with the northwest line of said 7.89 acre tract to a leaning TYPE 1, TXDOT Concrete monument found;
3. North 49°15'13" East a distance of 636.89 feet the northwest line of said 7.89 acre tract to a 1/2 inch steel rod found;
4. North 38°23'45" East a distance of 51.34 feet the northwest line of said 7.89 acre tract to broken TYPE 1, TXDOT concrete monument found;
5. North 58°44'43" East a distance of 135.25 feet the northwest line of said 7.89 acre tract to a calculated point in the west line of said Barnes Road, for the north corner of said 7.89 acre tract and the north corner hereof, and from which a 1/2 inch steel rod set for reference bears South 31°45'08" East a distance of 14.58 feet;

THENCE with the west line of Barnes Road, the following 3 courses and distances:

1. South 29°56'11" East a distance of 267.16 feet with the northeast line of said 7.89 acre tract to a 1/2 inch steel rod with a blue plastic cap found for the east corner of said 7.89 acre tract and the north corner of said 9.30 acre tract;
2. South 29°56'11" East a distance of 331.26 feet with the northeast line of said 9.30 acre tract to 1/2 inch steel rod with a blue plastic cap found for the east corner of said 9.30 acre tract;
3. South 29°58'48" East a distance of 1173.14 feet to the Point of Beginning, containing 88.266 acres as shown hereon.

Note: Bearings, distances, and acreage shown hereon are NAD 83, Texas Central Zone. Steel Rods Set are 1/2 inch steel rods with plastic cap marked "1519 Surveying".

JAMES STEWART SURVEY
A-815

INTERSTATE HIGHWAY 35

88.266 ACRES

ERASTUS YEAMAN SURVEY
A-956

BARNES ROAD

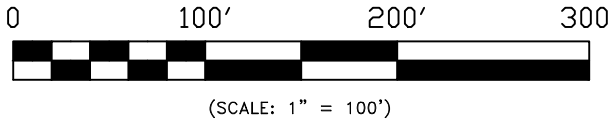
POINT OF BEGINNING

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°11'20" W	8.00'
L2	N 23°50'08" E	87.03'
L3	N 23°52'51" E	87.04'
L4	N 27°42'52" E	86.92'
L5	N 38°23'45" E	51.34'

RECORD LINE TABLE

LINE	BEARING	DISTANCE
L1	N 09°11'39" W	8.00'
L2	N 23°52'51" E	87.04'
L3	N 27°42'52" E	86.92'
L4	N 38°23'45" E	51.34'
L5	N 40°04'38" E	21.50'



NOTES:

1. BEARINGS, DISTANCES, AND ACREAGE ARE GRID, NAD83 STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT/COMMENT. THERE MAY BE EASEMENTS, RESTRICTIONS, AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.
3. NO FLOOD ZONE DETERMINATION WAS MADE AS PART OF THIS SURVEY.
4. A 1/2 INCH STEEL ROD SET IS A 1/2 INCH BEAM WITH PLASTIC CAP MARKED "1519 SURVEYING".
5. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) AND WERE CALCULATED BY APPLYING VERTICAL OFFSETS DERIVED FROM GDSR MEASUREMENTS TO THE DATUM. HEIGHTS CALCULATED FROM GPS/GNSS OBSERVATIONS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, CONS ADJUSTMENT (NAD83 (NA 2011)).

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED BY ME, OR UNDER MY SUPERVISION AND CONTROL, ON SEPTEMBER 22, 2015. NO WARRANTY IS MADE OR IMPLIED FOR THE LOCATION OF ANY OF THE EASEMENTS THAT MAY EXIST WITHIN THE BOUNDARY OF THIS SURVEY.



BOUNDARY SURVEY 88.266 ACRES OUT OF THE ERASTUS YEAMAN SURVEY, A-956 & THOS. THATCHER SURVEY, A-847 MCLENNAN COUNTY, TEXAS	1519 Job No: 8370 Property Address: 1555 & Old Temple Road	Drawn By: JWL Sheet 1 of 1 Prepared For: MITCHELL CONSTRUCTION
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