

L.C.C.F. = LIMESTONE COUNTY CLERK'S FILE
 L.C.D.R. = LIMESTONE COUNTY DEED RECORDS
 L.C.P.R. = LIMESTONE COUNTY PLAT RECORDS
 VOL. Pg. = VOLUME, PAGE
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 C.I.R. = CHIPPED IRON ROD
 I.R. = IRON ROD
 I.P. = IRON PIPE

U.E. = UTILITY EASEMENT
 A.E. = AERIAL EASEMENT
 D.E. = DRAINAGE EASEMENT
 B.L. = BUILDING LINE
 S.F. = SQUARE FEET
 No. = NUMBER
 FND. = FOUND
 R.O.W. = RIGHT-OF-WAY
 R.C.P. = REINFORCED CONC. PIPE

MANHOLE
 CLEAN OUT
 WATER METER
 POWER POLE
 TELEPHONE PEDESTAL
 GAS METER
 WATER VALVE
 INLET

OUT ANCHOR
 SIGN
 MAIL BOX
 UTILITY BOX
 LIGHT POLE
 FIRE HYDRANT
 BENCHMARK

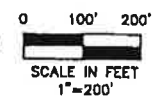
FOUND MONUMENT AS NOTED
 SET 9/8" OR "BAKED/LAWSON"
 OVERHEAD ELECTRIC
 BARBED WIRE FENCE
 WOOD FENCE
 CHAIN LINK FENCE

LEGEND



**WILLIAM P. BACKSTER
 SURVEY A-70**

**JOHN DARWIN
 SURVEY A-158**



Line Table		
Line No.	Length	Direction
L8	30.82'	N57°48'38"E
L9	134.52'	N81°47'55"E
L10	102.00'	N56°20'06"E

REMAINDER OF CALLED 940.46 ACRES
 HARVEY CHELF, FRANK POKLUDA AND GEORGE
 MAGEE
 VOL. 778, PG. 300 L.C.D.R.

CALLED 115.22 ACRES
 MICHAEL DAVID BAILEY
 L.C.C.F. No. 2020-0000008
 FND RAIL ROAD SPIKE

CALLED 27.1 ACRES
 BURT BOLTON JR. AND WIFE,
 NELLIE BOLTON
 VOL. 569, PG. 437 L.C.D.R.
 FND 1/2" I.R.

CALLED 199.9
 ACRES
 J & M PEARLAND
 BUSINESS, LLC
 L.C.C.F. No.
 2020-0004775

LOT No. 2
 10.010 ACRES
 436,034 S.F.

**JOHN DOWNS
 SURVEY A-176**

CALLED 199.9 ACRES
 J & M PEARLAND BUSINESS, LLC
 L.C.C.F. No. 2020-0004775

**JOHN O MOORE
 SURVEY A-389**

CALLED 155.460 ACRES
 TRACT 4
 SRP AC, LLC
 L.C.C.F. No. 2020-0001232

REVISED:
 FOR: MARCIAL CADRAL HERNANDEZ & TERESA de JESUS TELLEZ OUTDOORZ
 ADDRESS: 0 LOR 158, COOLIDGE, TEXAS
 TITLE COMMITMENT: 21020043, EFFECTIVE: MARCH 3, 2021
 TITLE COMPANY: FIDELITY NATIONAL TITLE INSURANCE COMPANY

- NOTES
1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
 2. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
 3. BUILDING LINES AND EASEMENTS SHOWN HEREON ARE RECORDED IN VOL. 599, PG. 70 L.C.D.R.
 4. SUBJECT TO RESTRICTIONS, REGULATIONS, AND ORDINANCES, IF ANY.

FEMA MAP NO.: 48293C0025C AND 48293C0180C
 REVISED DATE: SEPTEMBER 18, 2011
 FLOOD ZONE: "X" UNSHADED

PLAT OF SURVEY
 BEING A 10.010 ACRE TRACT
 IN THE JOHN DOWNS SURVEY, ABSTRACT No. 176
 IN LIMESTONE COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION, ON THE 8TH DAY OF NOVEMBER, 2020.

Darin Royal 3-9-21
 DEVIN R. ROYAL DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6887



Baker & Lawson Inc.
 300 East Cedar, Angleton, TX 77518
 Phone # 979-848-8881
 www.bakerlawson.com
 Licensed Surveying Firm No. 10062800



County: Limestone
Project: Limestone County
Job No.: 14430

**FIELD NOTES FOR 10.01 ACRE TRACT
LOT 2**

Being a tract of land containing 10.01 acres (436,034 square feet), located within the John Downs Survey, Abstract Number (No.) 176, in Limestone County, Texas; Said 10.01 acres being a portion of a called 199.9 acre tract recorded in the name of J. & M. Pearland Business, LLC under Limestone County Clerk's File No. 2020-0004775; Said 10.01 acres being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) Central Zone, per GPS observations):

COMMENCING at 1/2-inch iron rod found on the common line of said John Downs Survey and the John Darwin Survey Abstract No. 158, in County Road 164, at the east corner of a called 27.1 acre tract recorded in the name of Burt Bolton Jr. and wife, Nellie Bolton under Vol. 569, Pg. 437 of the L.C.D.R., at the west corner of a called 155.460 acre tract (tract 4) recorded in the name of SRP AK, LLC under L.C.C.F. No. 2020-0001232, for the north corner of the herein described tract;

THENCE, with the common line of said John Downs and John Darwin Surveys, South 56 degrees 20 minutes 06 seconds West, at a distance of 24.66 feet pass a 5/8-inch iron rod found for reference, continue in all a distance of 1,322.49 feet to a point for the north corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, through and across said 199.9 acre tract the following three courses:

1. South 32 degrees 43 minutes 49 seconds East, at a distance of 20.00 feet pass a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for reference, continue in all a distance of 1,631.12 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the east corner of the herein described tract;
2. South 57 degrees 16 minutes 11 seconds West, a distance of 266.90 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the south corner of the herein described tract;
3. North 32 degrees 43 minutes 49 seconds West, at a distance of 1,620.37 feet pass a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for reference, continue in all a distance of 1,640.37 feet to a point in County Road 158, on the southeast line of a called 115.22 acre tract recorded in the name of Michael David Bailey under L.C.C.F. No. 2020-0000008, being the common line of the William P. Backster Survey Abstract 70 and said John Downs Survey, for the west corner of the herein described tract;



THENCE, with the common line of said William P. Backster and John Downs Surveys, North 57 degrees 48 minutes 38 seconds East, a distance of 30.82 feet to a railroad spike found at the east corner of said William P. Backster Survey, being the south corner of said John Darwin Survey, at the common east corner of said 27.1 and 115.22 acre tracts, for an angle point;

THENCE, with the common line of said John Downs and John Darwin Surveys, North 61 degrees 47 minutes 55 seconds East, a distance of 134.52 feet to a 1/2-inch iron rod found for an angle point;

THENCE, continue with the common line of said John Downs and John Darwin Surveys, North 56 degrees 20 minutes 06 seconds East, a distance of 102.00 feet to the **POINT OF BEGINNING** of the herein described tract.

A land title survey of the herein described tract has been prepared by Baker & Lawson Inc. and accompanies this metes and bounds description.

Devin Royal 3-19-21
Devin R. Royal
Registered Professional Land Surveyor
Texas Registration No. 6667

