

Sketch Showing: Survey of 10.03 acres of land out of and part of the John Boyd Survey No. 77, Abstract No. 56, Brown County, Texas, said 10.03 acres being out of and part of that tract of land described in a deed to Renewed Land Group, LTD recorded in Instrument No. 2602705, Official Public Records, Brown County, Texas, being further described by metes and bounds as follows:

Beginning at a 3/8" rebar rod (control monument) found in the occupied South line of County Road No. 372 for a common corner between said Land Group tract and a tract of land described in a deed to John Wayne Banks, Trustee recorded in Instrument No. 2601813, of said Official Public Records, for the Northeast corner of this described tract;

Thence S 03°06'54" E, 892.08 feet over and across said Survey No. 77 along the common line between said Land Group tract and said Banks tract to a 1/2" rebar rod (control monument) found for a common corner between said Land Group tract, said Banks tract and a tract of land described in a deed to the Veterans Land Board of the State of Texas recorded in Vol. 1257, Pg. 804, Real Property Records, Brown County, Texas, for an angle corner of this described tract;

Thence S 26°23'40" W, 696.81 feet over and across said Survey No. 77 along the common line between said Land Group tract and said Veterans tract to a 1/2" rebar rod with a survey cap stamped RPLS 6224 (control monument) found for a common corner between said Land Group tract, said Veterans tract and a tract of land described in a deed to Ronald Eric Brackenridge & Tina Joyce King recorded in Instrument No. 2207190, of said Official Public Records, for the South corner of this described tract;

Thence over and across said Survey No. 77 and said Land Group tract along the West line of this described tract the following courses and distances:

Thence N 17°13'23" W, 735.73 feet to a 3" pipe post found for an angle corner of this described tract;

Thence N 22°31'45" E, 263.05 feet to a 3" pipe post found for an angle corner of this described tract;

Thence S 76°24'51" E, 6.14 feet to a 3" pipe post found for an angle corner of this described tract;

Thence N 68°22'40" E, 112.55 feet to a 6" wood post found for an angle corner of this described tract;

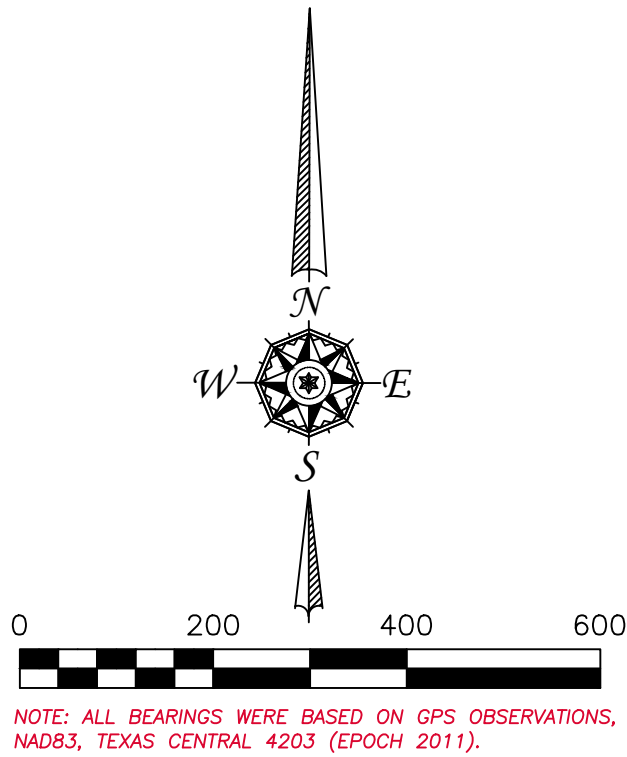
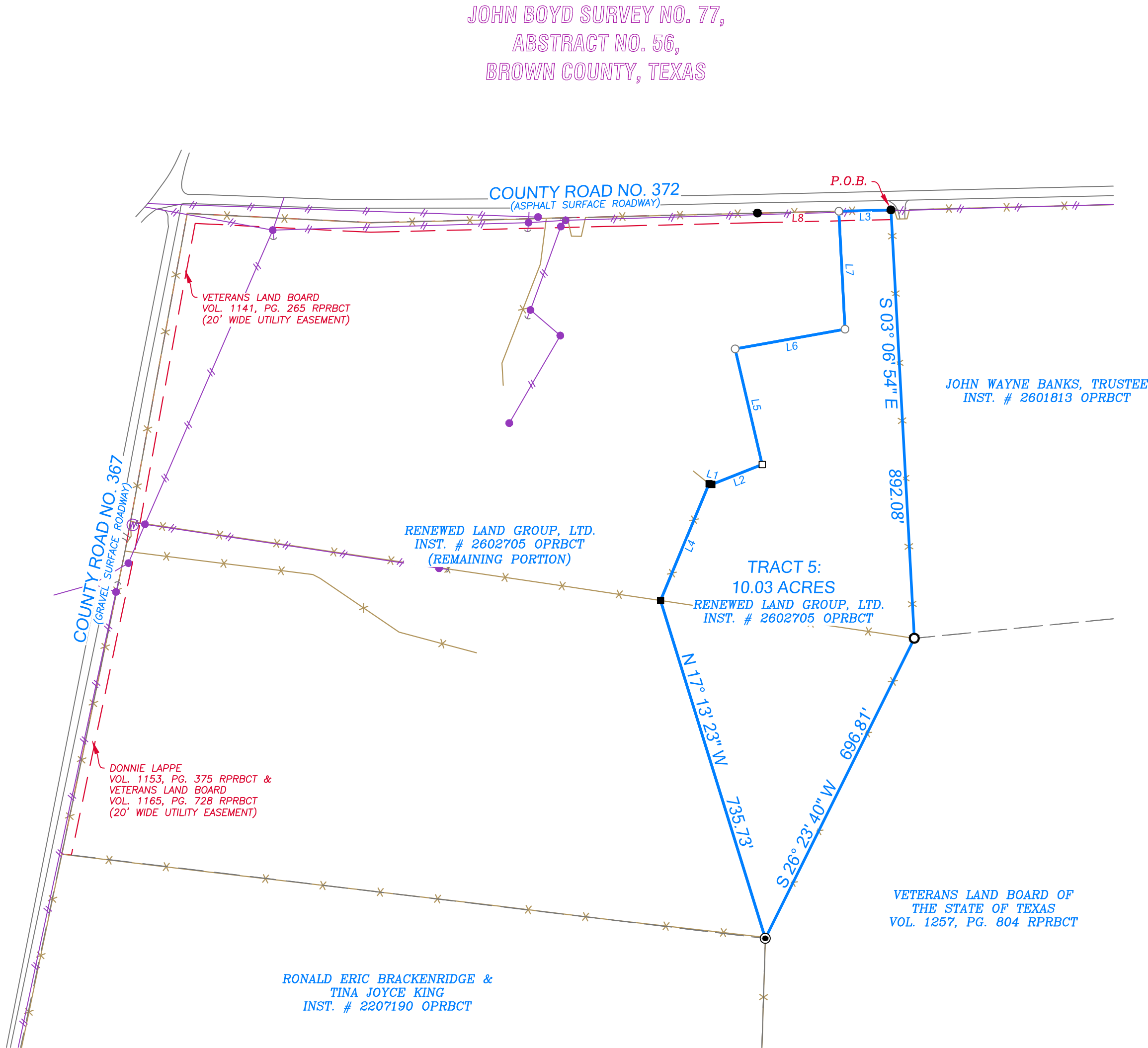
Thence N 13°10'08" W, 246.89 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 for an angle corner of this described tract;

Thence N 79°49'16" E, 232.12 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 for an angle corner of this described tract;

Thence N 02°59'14" W, 245.62 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 in the common line between said Land Group tract and the occupied South line of previously mentioned County Road No. 372 for the Northwest corner of this described tract; from which a 3/8" rebar rod (control monument) found for a common corner between said Land Group tract and said County Road No. 372 bears S 88°40'52" W, 169.33 feet;

Thence N 88°40'52" E, 108.36 feet over and across said Survey No. 77 along the common line between said Land Group tract and said County Road No. 372 to the place of beginning and containing 10.03 acres of land.

NOTE: All bearings were based on GPS observations, NAD83, Texas Central 4203 (EPOCH 2011).



Schedule B Notes: Property shown hereon sketch may be subject to the following items:

10g. Right of way to Zephyr Water Supply Corp. recorded in Vol. 1185, Pg. 544 RPRBCT (15' wide; as-built type easement; easement location is tied to the installed location of utility; may apply).

10h. Easement to the Veterans Land Board recorded in Vol. 1141, Pg. 265 RPRBCT (20' wide; shown hereon).

10j. Easement to Comanche County Electric Coop. Assoc. recorded in Vol. 1327, Pg. 327 RPRBCT (20' wide; as-built type easement; easement location is tied to the installed location of utility; may apply).

10k. Easement to Comanche County Electric Coop. Assoc. recorded in Vol. 1574, Pg. 177 RPRBCT (20' wide; as-built type easement; easement location is tied to the installed location of utility; may apply).

10l. Easement to Zephyr Water Supply Corp. recorded in Vol. 1185, Pg. 544 RPRBCT (15' wide; as-built type easement; easement location is tied to the installed location of utility; may apply).

10m. Easement to Comanche County Electric Coop. Assoc. recorded in Vol. 1170, Pg. 30 RPRBCT (20' wide; as-built type easement; easement location is tied to the installed location of utility; may apply).

10n. Easement to the Veterans Land Board recorded in Vol. 1141, Pg. 265 RPRBCT (20' wide; shown hereon).

10p. Easement to Donnie Lapper recorded in Vol. 1153, Pg. 375 RPRBCT (20' wide; shown hereon).

10q. Easement to the Veterans Land Board recorded in Vol. 1165, Pg. 728 RPRBCT (20' wide easement; this document contains conflicting language and may be open to interpretation; therefor the location of this easement is unclear).

10r. Easement to Comanche County Electric Coop. Assoc. recorded in Vol. 1170, Pg. 30 RPRBCT (20' wide; as-built type easement; easement location is tied to the installed location of utility; may apply).

10s. Easement to Comanche County Electric Coop. Assoc. recorded in Vol. 1385, Pg. 245 RPRBCT (20' wide; as-built type easement; easement location is tied to the installed location of utility; may apply).



LEGEND	
	SET 1/2" REBAR ROD WITH SURVEY CAP STAMPED RPLS 6224
	FOUND 1/2" REBAR ROD WITH SURVEY CAP STAMPED RPLS 6224 (CONTROL MONUMENT)
	FOUND 1/2" REBAR ROD (CONTROL MONUMENT)
	FOUND 3/8" REBAR ROD (CONTROL MONUMENT)
	FOUND 3" PIPE POST
	FOUND 6" WOOD POST
	GAS METER
	UTILITY POLE
	TELEPHONE PEDESTAL
	WATER METER
	DOWN GUY
	FENCE LINE
	OVERHEAD UTILITY LINE
	EASEMENT LINE
	BUILDING LINE
	DEED LINE
	SURVEY LINE
	DESCRIBED TRACT
	COVERED AREA
	CONCRETE AREA

Notes: According to the Flood Insurance Rate Map for Brown County, Texas, Unincorporated Area, Community Panel No. 480717 0275 E and Map No. 48049C0275E, Dated August 28th, 2018, this property is in Zone X (non-shaded), which is defined as areas determined to be outside the 0.2% annual chance floodplain.



I, Barney Dan Arnold, Texas R.P.L.S. No. 6224, do hereby certify that this sketch accurately represents an on the ground survey done under my supervision and conforms in all ways to the Texas Board of Professional Engineers and Land Surveyors Minimum Standards, and there are no visible easements, overlaps or encroachments except as shown.

07-21-2026