

Sketch Showing: Survey of 10.06 acres of land out of and part of the John Boyd Survey No. 77, Abstract No. 56, Brown County, Texas, said 10.06 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 ½" rebar rod set with a survey cap stamped RPLS 6224 in the common line between said Land Group tract and the occupied East line of County Road No. 367 for the Northwest corner of this described tract; from which a 3/8" rebar rod (control monument) found at the intersection of the occupied East line of said County Road No. 367 with the occupied South line of County Road No. 372 for the Northwest corner of said Land Group tract bears N 10°26'06" E, 651.87 feet;

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

Thence S 81°31'06" E, 640.88 feet to a ½" rebar rod set with a survey cap stamped RPLS 6224 for an angle corner of this described tract;

Thence S 81°32'53" E, 473.66 feet to a 3" pipe post found for the Northeast corner of this described tract;

Thence S 17°13'23" E, 735.73 feet to a ½" rebar rod with a survey cap stamped RPLS 6224 (control monument) found for a common corner between said Land Group tract, 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, 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 Southeast corner of this described tract;

Thence N 83°09'20" W, 660.03 feet over and across said Survey No. 77 along the common line between said Land Group tract and said Brackenridge tract to a ½" rebar rod set with a survey cap stamped RPLS 6224 for the Southernmost Southwest corner of this described tract; from which a ½" rebar rod (control monument) found for a common corner between said Land Group tract and said Brackenridge tract bears N 83°09'20" W, 813.72 feet;

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

Thence N 05°09'14" E, 241.69 feet to a ½" rebar rod set with a survey cap stamped RPLS 6224 for an angle corner of this described tract;

Thence N 21°57'52" W, 342.55 feet to a 3" pipe post found for an angle corner of this described tract;

Thence N 55°43'19" W, 198.39 feet to a 3" pipe post found for an angle corner of this described tract;

Thence N 62°23'49" W, 17.23 feet to a 3" pipe post found for an angle corner of this described tract;

Thence N 82°54'28" W, 393.93 feet to a ½" rebar rod set with a survey cap stamped RPLS 6224 in the common line between said Land Group tract and the occupied East line of previously mentioned County Road No. 367 for the Westernmost Southwest 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. 367 bears S 10°42'57" W, 12.27 feet;

Thence N 10°42'57" E, 61.76 feet over and across said Survey No. 77 along the common line between said Land Group tract and said County Road No. 367 to a ½" rebar rod (control monument) found for a common corner between said Land Group tract and said County Road No. 367, for an angle corner of this described tract;

Thence N 10°26'06" E, 0.81 feet over and across said Survey No. 77 along the common line between said Land Group tract and said County Road No. 367 to the place of beginning and containing 10.06 acres of land.

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

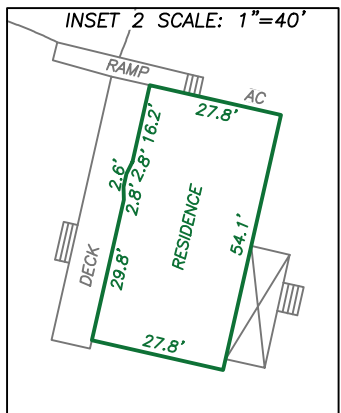


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LEGEND	
	SET 1/2" REBAR ROD WITH SURVEY CAP STAMPED RPLS 6224
	FOUND 1/2" REBAR ROD WITH SURVEY CAP STAMPED RPLS 6224 (CONTROL MONUMENT)
	FOUND 1/2" REBAR ROD (CONTROL MONUMENT)
	FOUND 3/8" REBAR ROD (CONTROL MONUMENT)
	FOUND 3" PIPE POST
	GAS METER
	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.



JOHN BOYD SURVEY NO. 77, ABSTRACT NO. 56, BROWN COUNTY, TEXAS

