

TRACT 25: Survey of a 10.01 acre tract of land, being Tract 26 of The Ranches at Buffalo Crest out of and part of the T.E. & L. Co. Survey No. 2623, Abstract No. 452, Clay County, Texas, according to the plat or map thereof recorded in Slide 225, Plat Records, Clay County, Texas, said 10.01 acres being out of and part of that tract of land described in a deed to Buffalo Crest TX, LLC recorded in Instrument No. 33159, Official Public Records, Clay County, Texas, and being further described by metes and bounds and attached hereto for reference.

**T. E. & L. CO. SURVEY,
CLAY COUNTY, TEXAS**
SURVEY NO. 2623
ABSTRACT NO. 452

FLOOD ZONE INFORMATION: A Flood Insurance Rate Map for Clay County, Texas, Unincorporated Area, has not been issued by the Federal Emergency Management Agency at the time of this survey. The flood areas shown hereon were extracted from <https://webapps.usgs.gov/infrm/estbfe/> and is the best available data. The flood areas shown hereon are approximate and could vary if a detailed flood study is performed; owners are advised to obtain an individual floodplain study prior to construction.

P.O.B.
BEING LOCATED 1658.54' EAST
OF AND 1178.78' SOUTH OF A
RAILROAD SPIKE (CONTROL MONUMENT)
FOUND FOR THE NYC OF
BUFFALO CREST TX, LLC TRACT

TRACT 21
10.01 ACRES

TRACT 17
10.01 ACRES

TRACT 16
10.01 ACRES

TRACT 15
10.01 ACRES

TRACT 14
10.01 ACRES

BUFFALO CREST TX, LLC
INST. # 33159 OPRCCT
(REMAINING PORTION)

TRACT 25
10.01 ACRES

PROPOSED 21.45 ACRE
UTILITY EASEMENT

TRACT 98
10.01 ACRES

BUFFALO CREST TRAIL
60' WIDE INGRESS, EGRESS
& PUBLIC UTILITY EASEMENT
(SLIDE 225, PRCCT)

S 82° 59' 11" E
1269.68'

TRACT 26
10.01 ACRES
BUFFALO CREST TX, LLC
INST. # 33159 OPRCCT
NOTE: 0.23 ACRES OF LAND ARE SITUATED
WITHIN THE CONFINES OF BUFFALO CREST TRAIL

N 84° 27' 44" W
1252.44'

S 07° 16' 45" W
330.79'

TRACT 97
10.01 ACRES

15' WIDE UTILITY EASEMENT
(SLIDE 225, PRCCT)

TRACT 27
10.01 ACRES

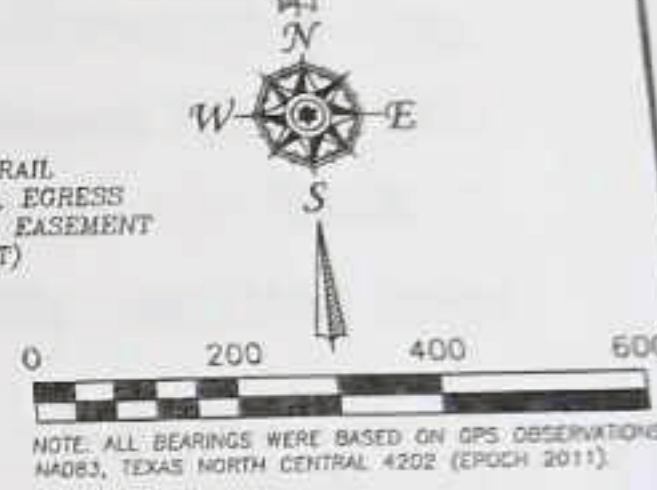
15' WIDE UTILITY EASEMENT
(SLIDE 225, PRCCT)

**THE RANCHES AT
BUFFALO CREST**
ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN
SLIDE 225, PLAT RECORDS CLAY COUNTY, TEXAS.

TRACT 28
10.01 ACRES

TRACT 96
10.01 ACRES

- LEGEND**
- SET 1/2" REBAR ROD WITH SURVEY CAP STAMPED RPLS 6224; UNLESS OTHERWISE NOTED HEREON
 - SET COTTON GIN SPINDLE
 - FOUND RAILROAD SPIKE (CONTROL MONUMENT)
 - OIL/GAS WELL
 - ⊙ WATER WELL
 - ⊙ UTILITY POLE
 - ⊙ TELEPHONE PEDESTAL
 - ⊙ WATER METER
 - DOWN GUY
 - FENCE LINE
 - OVERHEAD UTILITY LINE
 - EASEMENT LINE
 - BUILDING LINE
 - TRACT LINE
 - SURVEY LINE
 - DESCRIBED TRACT
 - FLOOD ZONE AREA



NOTE: ALL BEARINGS WERE BASED ON GPS OBSERVATIONS, NAD83, TEXAS NORTH CENTRAL 4202 (EPOCH 2011).

LINE	BEARING	DISTANCE
L1	N 05° 54' 51" E	86.54'

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

- 1Gk. Easement to Clay County recorded in Vol. 1, Pg. ROWRCCCT (Does not apply).
- 10l. Easement to Continental Pipe Line Co. recorded in Vol. 161, Pg. 538 DRCCT (Blanket type easement; no width) [Note: According to the Railroad Commission of Texas GIS public mapping system no pipelines traverse this property].
- 10m. Easement to The Federal Land Bank of Texas recorded in Vol. 294, Pg. 323 DRCCT (Does not apply).
- 10n. Easement to Continental Pipe Line Co. recorded in Vol. 314, Pg. 112 DRCCT (10' wide; as-built type easement; easement location is tied to the installation of utility) [Note: According to the Railroad Commission of Texas GIS public mapping system pipelines traverse this property].



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TEXAS ONE CALL SYSTEM
CALL BEFORE YOU DIG
OR BUILD, TO LOCATE
UNDERGROUND UTILITIES
1-800-245-4545
CALL 48 HOURS BEFORE YOU DIG, DRILL, OR BLAST.



I, Barney Dan Arnold, Texas R.P.L.S. No. 8224, hereby certify that this sketch accurately represents an on the ground survey done under my supervision and conforms in all ways to the Texas Professional Engineers & Land Surveyors Act and there are no visible encroachments, or encroachments except as shown.

[Signature]
04-25-20

**SURVEY EXAMINED AND
ACCEPTED BY PURCHASERS**
Naomi Morris
8-29-21