Fieldnote Description to 2.007 Acres I.H. Reed Survey, A-23 - City of Fairfield Freestone County, Texas

Fieldnotes to all that certain lot, tract, or parcel of land being 2.007 acres, more or less, situated in the I. H. Reed Survey, A-23, in the City of Fairfield, Freestone County, Texas, and being the same tract referred to as Part Three described in a deed dated February 8, 2005, from JA & SA Management, LLC, et al to J & S Awalt Realty, Ltd. and recorded in Volume 1312, Page 545, Deed Records, Freestone County, Texas, further being the same called 2.000 acre tract as shown on a plat recorded as "I.H. REED LEAGUE (13.887 acs.) Awalt" in Cabinet A, Envelope 70B, Map\Plat Records, Freestone County, Texas, to which references are hereby made to for any and all purposes. Said tract described by metes and bounds as follows, to wit:

BEGINNING at a broken TxDOT concrete monument found in the western right of way of Interstate Highway 45 (variable width r.o.w. – Volume 376, Page 641; Volume 371, Page 678; Volume 385, Page 756) for the northeastern corner of the referenced tract and the southeastern corner of a called 0.892 acre tract, referred to as First Tract, as described in a deed to Southern Multifoods, Inc. and recorded in Volume 1734, Page

THENCE SOUTH 25°28'00" EAST 125.89 feet (record call per referenced plat is S25°25'00"E 126.14 feet), with the eastern line of the referenced tract and said western right of way, to a point for corner in the intersection of said western right of way with the northwestern right of way of US Highway 84 (120' r.o.w. per the referenced plat and the IH 45 right of way plans). From said point an "X" cut in concrete for reference bears N25°28'00"W 0.96 feet;

THENCE SOUTH 25°41'34" WEST 367.68 feet (record call is S25°42'W 364.90 feet per referenced plat), along the southeastern line of the referenced tract and said northwestern right of way, to a point for the southern corner of the referenced tract and the eastern corner of a called 1.467 acre tract described in a deed to Gilbert A. Daniel, of record in Volume 1430, Page 210. From said point a ½" iron rod found for the southern corner of said 1.467 acre tract bears S25°42'W 199.99 feet, a found unreferenced 1" iron pipe bears N19°12'27"E 2.11 feet, a found T-bar bears S25°42'W 297.83 feet, a found ½" iron rod bears S25°39'28"W 473.28 feet, and an "X" cut for reference in concrete bears N63°59'38"W 0.29 feet;

THENCE NORTH 63°59'38" WEST (record call is N64°24'00"W), with the common line of the referenced tract and said 1.467 acre tract, passing at 271.74 feet (record distance per the referenced deed and plat is 271.37 feet) a ½" iron rod found for the northern corner of said 1.467 acre tract, from which a T-bar found for the western corner said 1.467 acre tract bears S51°15'20"W 222.13 feet (record call per said plat is S51°18'W 221.95 feet), continuing with the southwestern line of the referenced tract and the residual northeastern line of a called 47.36 acre tract described in a deed to Gilbert A. Daniel, of record in Volume 1465, Page 513, a total distance of 311.30 feet (record distance within the deed and shown on the plat is 311.37 feet) to a point for the western corner of the referenced tract and a northern corner of said 47.36 acre tract. From said point a bent ½" iron rod found bears N81°32'23"W 0.90 feet and a T-bar found for an "ell" corner of said tract bears S51°18'00"W 1171.94 feet (record call per the referenced plat is S51°18'00"W 1171.58 feet and the record call in the referenced deed is S51°18'00"W 1171.71 feet);,

THENCE NORTH 51°18'00" EAST (this line was used as the Basis of Bearings), with the northwestern line of the referenced tract, passing at 192.64 feet a ½" iron rod found for the southern corner of the aforementioned 0.892 acre tract bearing N38°42'00"W 2.70 feet, continuing a total distance of 493.39 feet (record distance is 492.99 feet) to the Point of Beginning and containing 2.007 acres (87459 square feet), more or less, as shown on the accompanying survey plat of even date herewith.

The following comments are made with respect to a Stewart Title Commitment issues by Stewart Title of Montgomery County, Inc., with an effective date of November 26, 2021, an issue date of December 20, 2021, and a File Number of 2132329:

Item 1 is deleted therein:

This is not a survey matter;

This is a not a survey matter;

10C. Visible surface evidence is shown hereon;

10D. Volume 89, Page 168, is not locatable by the description;

Volume 112, Page 585, is not locatable without performing abstract;

This is not a survey related matter; Royalty Reservations are not determinable:

10G. Volume 210, Page 181, is not locatable from the description;

10H. This is not a survey related matter; Mineral Reservations are not

Volume 387, Page 329, is not locatable from the description and

without performing abstracting; Volume 387, Page 497, is not locatable from the description and

without performing abstracting;

Volume 419, Page 324, is not locatable from the description and without performing abstracting;

Volume 425, Page 809, is not locatable from the description;

10M. Volume 440, Page 749, is not locatable from the description and without performing abstracting;

10N. Volume 440, Page 751, is not locatable from the description and

100. This is not a survey matter; Oil, Gas, and Mineral Leases are not locatable;10P.This is not a survey matter; Oil, Gas, and

10Q. Volume 494, Page 235, is not locatable from the description and without performing abstracting;

10R. This is not a survey matter; Oil, Gas, and Mineral Leases are not locatable:

This is not a survey matter; Oil, Gas, and Mineral leases are

Volume 1030, Page 183, is shown hereon and affects the subject tract.

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Volume 1030, Page 183, is shown hereon and affects the subject tract.

1. AT&T Fiber Marker 1-800-252-1133.

2. Fiberlight Fiber Marker 1-800-672-0181.

3. AT&T Fiber Marker 1-800-252-1133.

5. Utilitiy markings are based on flagging\marking by the Texas 811 System (Ticket No. 2184808265) and the City of Fairfield

6. The elevation basis is assumed.

7. Access to the interior of the building was not available and

4. Electra Communications Fiber Marker 1-800-441-0223.

the finish floor elevation shown is approximate.

(misty.richardson@fairfieldtexas.gov).

Table A Notes:

1. Monuments set or found are shown hereon.

2. The address for the subject site is unknown. Information has not been provided.

3. The FEMA Map 480823A, effective date of 3/1/1990, indicates that information related to Flood Zone classification is not avialable.

4. The gross land area is 2.003 acres and is indicated hereon.

5. Vertical relief shown hereon is based upon ground shots across the site.

7a. Building dimensions at ground level are shown hereon.

8. Substantial visible surface improvements observed are shown hereon.

13. Adjoining ownership information is based on the Freestone County Central Appraisal District information.

16. No evidence of recent earth moving work, building construction or building additions were observed during the survey.

17. Proposed changes in the street right of ways are unknown. Evidence of recent street or sidewalk construction were not observed during the survey.

18. Information pertaining to Wetlands delineation has not been provided.

Scale: 1" = 30'

To Petroleum Wholesale, L.P.:

This is to certify tht this map or plat and the survey on which it is based were made in accordance with the 2016 minimum Standard Detail Requirements for ALTASM Land Title Surveys, jointly established and dopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7a, 8, 13, 16, 17, & 18 of Table A thtereof. The field work was completed on January 7, 2022.

Date of Plat or Map: January 14, 2022,

Kirk Raymond, R.P.L.S. 4957

RAYMOND SURVEY & MAPPING 202 W. Brazos Street, Groesbeck, Texas 76642 rpls@embarqmail.com 254-729-5750 Drawn By: Chk'd By: ALTA\NSPS Survey of a 2.007 Acre Tract in the I.H. Date: 01-14-22 Reed Survey, A-23, City of

Texas.

Fairfield, Freestone County,

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Job No.

645258/21-9394

**Point of Beginning**