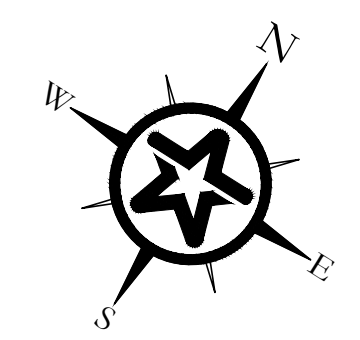


**PHILLIP L. HERING
AN UNDIVIDED INTEREST
CALLED 107 ACRES
VOLUME 365, PAGE 564
O.P.R.M.C.T.**

**WILLIAM GARY HERING
AN UNDIVIDED ONE-HALF INTEREST
CALLED 107 ACRES
M.C.C.D. 2007004259
O.P.R.M.C.T.**

**108.412 ACRES
BY THIS SURVEY**

**BENJAMIN F. BREWSTER SURVEY
ABSTRACT 74
MCLENNAN COUNTY, TEXAS**



**FIELD NOTE
POINT OF
BEGINNING**

LEGEND	
D.R.M.C.T.	= DEED RECORDS MCLENNAN COUNTY, TEXAS
M.C.C.D.	= MCLENNAN COUNTY CLERK'S DOCUMENT
O.P.R.M.C.T.	= OFFICIAL PUBLIC RECORDS MCLENNAN COUNTY, TEXAS
○	= 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET
●	= 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" FOUND (UNLESS LABELED OTHERWISE)
()	= DEED CALLS
□	= TELEPHONE RISER
⊙	= TELEPHONE MANHOLE
○	= UTILITY POLE
—	= GUY WIRE
—	= OVERHEAD ELECTRIC LINE
—x—	= BARBED WIRE FENCE

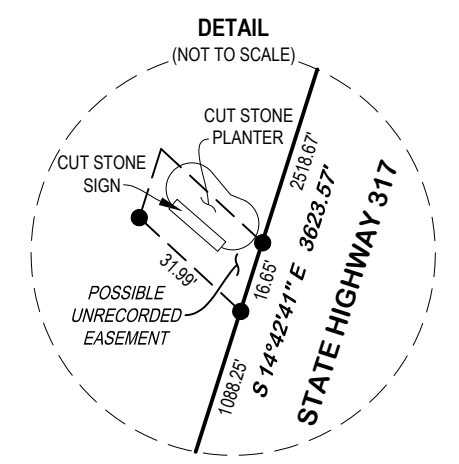
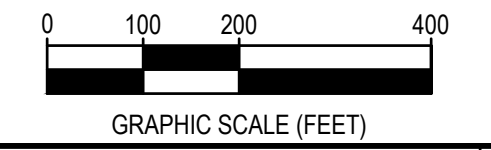
SURVEYOR'S NOTES:
SURVEY DATE: DECEMBER 21, 2021
FIELD NOTES ATTACHED HERETO, MADE A PART HEREOF AND TITLED:
108.412 ACRES LOCATED IN THE BENJAMIN F. BREWSTER SURVEY, ABSTRACT 74, MCLENNAN COUNTY, TEXAS

THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO. 20212701, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 5, 2021. THE SURVEYOR CERTIFIES THAT ITEMS 10.d., 10.e., 10.f., (UNDESIGNATED PARAGRAPHS), 10.l. and 10.j., LISTED IN SCHEDULE "B" OF THE TITLE COMMITMENT AND ANY ADDITIONAL EASEMENTS THAT HE HAS BEEN ADVISED OF HAVE BEEN ADDRESSED HEREON. HOWEVER, THE SURVEYOR DOES NOT GUARANTEE THAT THE SCHEDULE "B" LISTS ALL EASEMENTS, RESTRICTIONS OR ENCUMBRANCES (EITHER OF RECORD OR NOT OF RECORD) WHICH MAY AFFECT THE SUBJECT TRACT.

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NOTE: BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS IN FEMA "OTHER AREAS", ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 483080485C, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THIS TRACT WILL OR WILL NOT FLOOD, NOR DOES IT CREATE ANY LIABILITY IN SUCH EVENT ON THE PART OF THIS SURVEYOR OR COMPANY.

EXPLANATION OF FEMA ZONES:
FEMA "OTHER AREAS" ZONE X = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS.



TITLE COMMITMENT
ISSUED BY CHICAGO TITLE INSURANCE COMPANY
FILE NO. 20212701
EFFECTIVE DATE: OCTOBER 5, 2021
ISSUE DATE: OCTOBER 11, 2021

"SURVEYOR'S OPINION OF ITEMS REFERENCED IN SCHEDULE B"

- 10.d. EASEMENT FILED 07/08/1977 FROM A W. HERING TO SOUTHWESTERN BELL RECORDED IN VOLUME 1260, PAGE 16, MCLENNAN COUNTY DEED RECORDS. AFFECTS AS SHOWN HEREON
- 10.e. EASEMENT FILED 07/15/1984 FROM A W. HERING TO TEXAS POWER & LIGHT COMPANY IN VOLUME 521, PAGE 22, MCLENNAN COUNTY DEED RECORDS. AFFECTS AS SHOWN HEREON
- 10.f. EASEMENT FILED 12/02/1988 FROM A W. HERING TO SOUTHWESTERN BELL RECORDED IN VOLUME 1260, PAGE 16, MCLENNAN COUNTY DEED RECORDS. THIS REFERS TO THE SAME EASEMENT AS ITEM 10.d.
- EASEMENT FILED 07/23/1970 FROM A W. HERING TO CORVELL CITY WATER SUPPLY CORP. IN VOLUME 1076, PAGE 201, MCLENNAN COUNTY DEED RECORDS. DOES NOT AFFECT (THIS PARAGRAPH DOES NOT HAVE A DESIGNATED SECTION AND ITEM NUMBER)
- 10.i. DEVELOPMENT AGREEMENT FILED 05/11/2016 EXECUTED BY WILLIAM GARY HERING, PHILLIP HERING AND BETWEEN CITY OF MCGREGOR RECORDED AS INSTRUMENT # 2016014793 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS. THIS INSTRUMENT DESCRIBES THE PORTION OF THE SUBJECT TRACT LOCATED OUTSIDE (NORTH) OF THE MCGREGOR CITY LIMITS LINE.
- 10.j. DEVELOPMENT AGREEMENT FILED 05/11/2016 EXECUTED BY WILLIAM GARY HERING, PHILLIP HERING AND BETWEEN CITY OF MCGREGOR RECORDED AS INSTRUMENT # 2016014795 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS. THIS INSTRUMENT DESCRIBES THE PORTION OF THE SUBJECT TRACT LOCATED OUTSIDE (NORTH) OF THE MCGREGOR CITY LIMITS LINE.



Dana B. Spigener
PREPARED: DECEMBER 21, 2021

REV.	DESCRIPTION	DATE



**LAND TITLE SURVEY
108.412 ACRES**

LOCATED IN THE
**BENJAMIN F. BREWSTER SURVEY,
ABSTRACT 74, MCLENNAN COUNTY,
TEXAS, AND BEING ALL OF A
CALLED 107 ACRE TRACT
DESCRIBED IN DEEDS TO PHILLIP L.
HERING AND WILLIAM GARY
HERING RECORDED IN VOLUME
365, PAGE 564 AND IN MCLENNAN
COUNTY CLERK'S DOCUMENT
2007004259 RESPECTIVELY, IN THE
OFFICIAL PUBLIC RECORDS OF
MCLENNAN COUNTY, TEXAS**

PLAT NUMBER	D1-0557
PROJECT NUMBER	1-03467.01
DRAWN BY/CHECKED BY	DBS/KRH
FIELD NOTE NO.	08
DRAWING NAME	1-03467.01, PH 11G BNDY DWG
DRAFT DATE	12/21/2021
SHEET NUMBER	1 OF 1