

GENERAL NOTES:

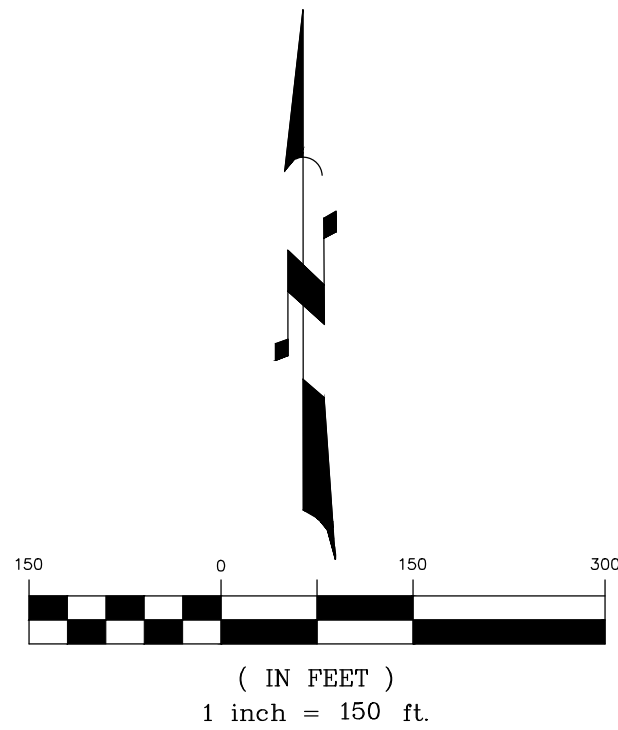
1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83) TEXAS CENTRAL (4203) ZONE.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

FLOOD INSURANCE INFORMATION:

FEMA HAS NOT COMPLETED A STUDY TO DETERMINE FLOOD HAZARD FOR THE AREA. A FLOOD MAP HAS NOT BEEN PUBLISHED ON DATE OF ACCESS - DECEMBER 1, 2021.



LOCATION MAP
NOT TO SCALE



LEGEND

- PROPERTY CORNER FOUND AS NOTED
- 1/2" IRON ROD SET WITH "ATWELL" CAP
- ⊞ ELECTRIC MARKER
- GUY WIRE ANCHOR
- ⊞ TELEPHONE PEDESTAL
- ⊞ POWER POLE
- ⊞ WATER METER
- ATWELL BOUNDARY LINE
- - - ADJOINER PROPERTY LINE
- X-X- FENCE LINE
- OH- OVERHEAD UTILITY

DESCRIPTION - AS SURVEYED:

A 5.01 ACRES (218,175 SQUARE FEET), TRACT OF LAND, LYING WITHIN THE ANTONIO SAIS GRANT SURVEY, ABSTRACT 336, MILAM COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 140.52 ACRE TRACT, CONVEYED TO BEN ARNOLD RANCH PARTNERS, LP IN DOCUMENT NO. 2021-4485, DEED RECORDS OF MILAM COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD WITH YELLOW CAP FOUND AT A 6-INCH FENCE POST FOR THE WESTERN CORNER OF SAID 140.52 ACRE TRACT, THE SOUTHERN CORNER OF A CALLED 280.09 ACRE TRACT, CONVEYED TO BENTON SCHULZE IN VOLUME 484, PAGE 239, DEED RECORDS OF MILAM COUNTY, TEXAS AND ALSO BEING ON THE NORTHERN RIGHT-OF-WAY LINE OF COUNTY ROAD 133 (R.O.W. VARIES);

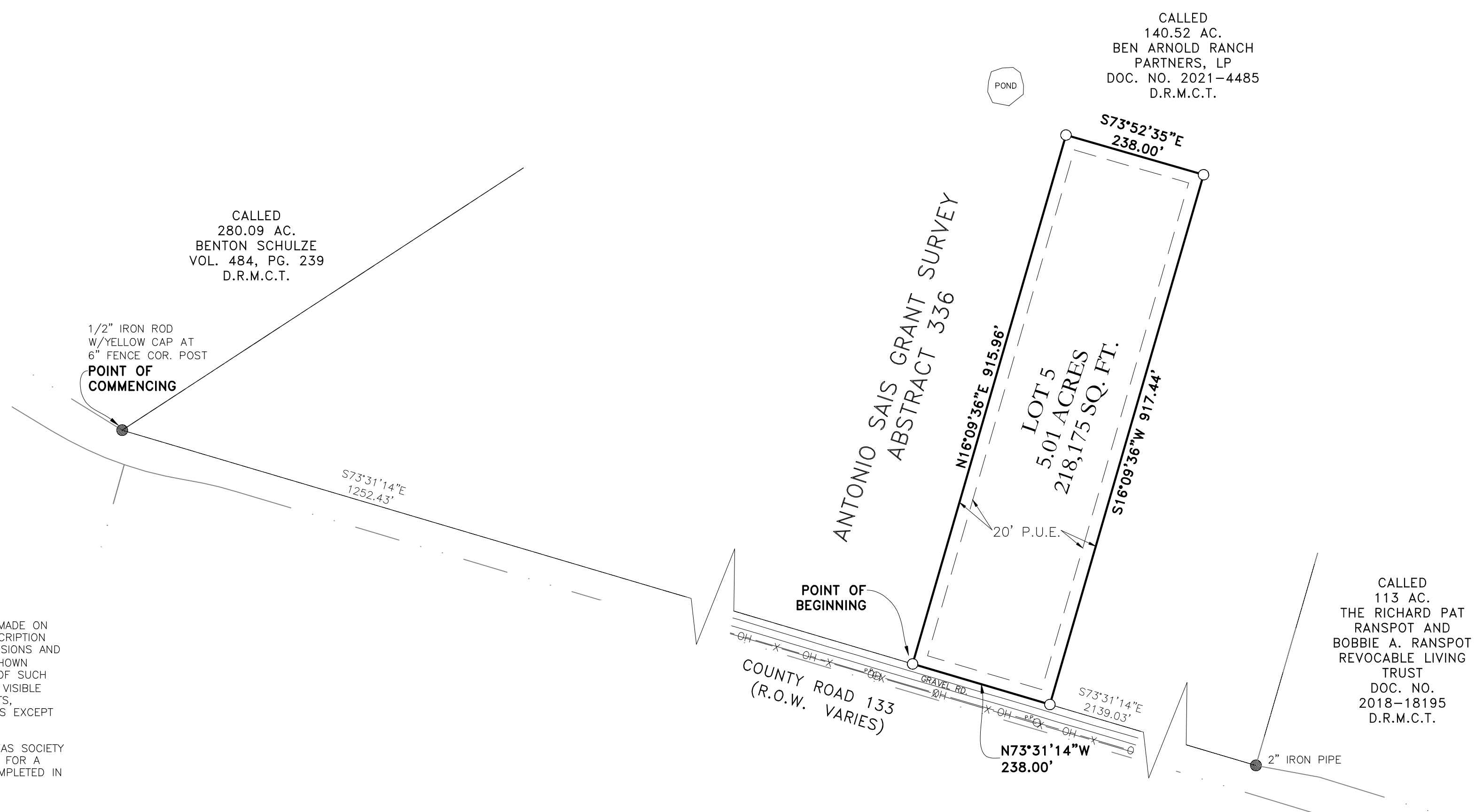
THENCE, WITH THE SOUTHERN LINE OF SAID 140.52 ACRE TRACT AND ALSO BEING THE SAID NORTHERN RIGHT-OF-WAY LINE OF COUNTY ROAD 133, S 73° 31' 14" E, A DISTANCE OF 1252.43 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET FOR THE POINT OF BEGINNING AND THE SOUTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 140.52 ACRE TRACT, THE FOLLOWING THREE COURSES AND DISTANCES:

1. N 16° 09' 36" E, A DISTANCE OF 915.96 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET FOR THE NORTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT;
2. S 73° 52' 35" E, A DISTANCE OF 238.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET FOR THE NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;
3. S 16° 09' 36" W, A DISTANCE OF 917.44 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET ON THE SOUTHERN LINE OF SAID 140.52 ACRE TRACT AND ALSO BEING ON THE SAID NORTHERN RIGHT-OF-WAY LINE OF COUNTY ROAD 133, FOR THE SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 2" IRON PIPE FOUND ON THE SAID NORTHERN RIGHT-OF-WAY LINE OF COUNTY ROAD 133, BEING THE SOUTHERN CORNER OF SAID 140.52 ACRE TRACT AND ALSO BEING THE WESTERN CORNER OF A CALLED 113 ACRE TRACT, CONVEYED TO THE RICHARD PAT RANSPOT AND BOBBIE A. RANSPOT REVOCABLE LIVING TRUST IN DOCUMENT NO. 2018-18195, DEED RECORDS OF MILAM COUNTY, TEXAS, BEARS, S 73° 31' 14" E, A DISTANCE OF 2139.03 FEET;

THENCE, WITH THE SOUTHERN LINE OF SAID 140.52 ACRE TRACT AND ALSO BEING THE SAID NORTHERN RIGHT-OF-WAY LINE OF COUNTY ROAD 133, N 73° 31' 14" W, A DISTANCE OF 238.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.01 ACRES OR 218,175 SQUARE FEET, MORE OR LESS.



CALLED
140.52 AC.
BEN ARNOLD RANCH
PARTNERS, LP
DOC. NO. 2021-4485
D.R.M.C.T.

CALLED
280.09 AC.
BENTON SCHULZE
VOL. 484, PG. 239
D.R.M.C.T.

CALLED
113 AC.
THE RICHARD PAT
RANSPOT AND
BOBBIE A. RANSPOT
REVOCABLE LIVING
TRUST
DOC. NO.
2018-18195
D.R.M.C.T.

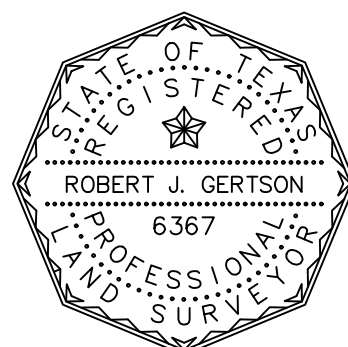
SURVEYORS CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AS PER THE LEGAL DESCRIPTION SHOWN HEREON AND SHOWS THE BOUNDARY LINES, THE DIMENSIONS AND THE AREA OF LAND INDICATED HEREON; (I) ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THE LOCATION, SIZE AND TYPE OF SUCH MONUMENTS ARE CORRECTLY SHOWN; (II) THAT THERE ARE NO VISIBLE DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, INTRUSIONS OR PROTRUSIONS, OVERLAPPING OF RIGHT-OF-WAYS EXCEPT AS SHOWN ON THE MAP HEREON.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV SURVEY. THE FIELD WORK WAS COMPLETED IN NOVEMBER, 2021.

DATED THIS THE 27th DAY OF JANUARY, 2022

[Signature]
ROBERT J. GERTSON, RPLS# 6367
Atwell LLC
805 Las Cimas Parkway, Ste. 310
Austin, Texas 78746
(512)904-0505
rgertson@atwell-group.com



DR. JBW	CH. RG	DATE	DECEMBER 2021
P.M. RG			
CAD FILE:			
	21003687 LOT 05.DWG		
JOB	21003687		
SHEET NO.			
	1 OF 1		
		REVISIONS	

TITLE SURVEY

5.01 ACRES (218,175 SQUARE FEET)
OUT OF THE ANTONIO SAIS GRANT SURVEY, ABSTRACT 336
MILAM COUNTY, TEXAS

PROJECT:

ATWELL
www.atwell-group.com
805 LAS CIMAS PARKWAY, SUITE 310
AUSTIN, TX 78746
512.904.0505
TBPE LS 10193726

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