

LACONNA MIDDLETON BERRYMAN  
Residue of 75 Acres  
Volume 33, Page 66  
Deed Records 9/30/1911

JOHNNY L. FRANKS  
Called 48.41 Acres  
814/731  
OPRLC

COUNTY ROAD 122 (Egypt Road)

pt. in road

pt. in road

pt. in road

N 52°27'08" E 1615.07'

S 30°49'35" E 24.47'

set 1/2" IR

N 52°29'14" E 1614.34'  
(N 54°54'49" E 1614.35')

23.21'  
fnd 1/2" IR

fnd 1/2" IR

# FERNANDO DEL VALLE SURVEY ABSTRACT NO. 29

ALVIN KMIEC  
Residue of 386.30 Acres  
Volume 1447, Page 79  
Official Public Records  
9/21/2010

WILMA WYLE WINGFIELD "Tract 3"  
Residue of a called 281.407 Acres  
Volume 448, Page 340, Deed Records  
July 3, 1978

### NOTES:

1. Deed of Record: [REDACTED] Called 280.459 Acres, Volume 1815, Page 638, Official Public Records, January 15, 2021.
2. Easements: (1) Betty Jean Gayle in favor of Phillips Natural Gas Company, 50' wide pipeline easement, Volume 644, Page 1, Official Public Records, 6/9/1986; (2) Betty Gayle in favor of Houston County Electric Cooperative, Inc., a 3 phase aerial electric easement to Hillcorp Energy Oil Well, Volume 1371, Page 348, Official Public Records, 1/11/2008.
3. All monuments set are 1/2 inch iron rods with orange plastic caps marked "STARRSURV RPLS 6706".
4. All bearings shown hereon are referenced to the Texas Coordinate System of 1983 (NAD83 2011), Central Zone.
5. All distances shown hereon are grid distances and can be converted to surface horizontal distance by dividing by a combined scale factor of 1.0001213.
6. This survey was completed without the benefit of a title commitment and as such there may be easements or other encumbrances on the property which are not shown hereon. No records of such encumbrances were found in county records.

Called 280.459 Acres  
**SURVEYED**  
12226122 SqFt  
280.673 Acres

N 37°21'46" W 8152.55'  
(call N 34°57'28" W 8155.74')

(call S 33°10'42" E 8283.60')  
S 35°36'19" E 8281.63'

THE G. R. NICKERSON AND COLLEEN  
NICKERSON REVOCABLE TRUST  
Residue of a Called 100 Acres  
Volume 1019, Page 523  
Official Public Records  
4/25/1999

AARON WAYNE ATKINS and  
MOLLY KATHLEEN ATKINS  
Called 194.3 Acres  
Volume 1853, Page 783  
Official Public Records  
10/29/2021

Electric Utility  
Easement: See  
Note 2(2).

According to FEMA FIRM PANEL Nos. 48027C0425E, Effective Date of 11/20/2013, a portion of this property lies in Zone "A", an area inside the 1% chance flood plain (100 year flood plain), and an area for which no base flood elevation has been identified).

THE BOLES REVOCABLE  
LIVING TRUST  
Called 100.00 Acres  
Volume 1805, Page 534  
Official Public Records  
10/16/2020

fnd 1/2" IR  
marked "C-TEX"  
inside 2" IP

S 57°43'07" W 1365.71'  
(call S 60°06'20" W 1363.44')

fnd 1/2" IR



TIMOTHY CLAUDE STRANEY  
Called 604.27 Acres Volume 1748, Page 651  
Official Public Records 1/22/2019

SURVEY PLAT OF

[REDACTED] 280.673 ACRES	
FERNANDO DEL VALLE SURVEY A-29 LEON COUNTY, TEXAS	
<b>STARR SURVEYING</b> TEXAS LICENSED SURV. FIRM NO. 10193754 3779 W. FM 436 BELTON, TEXAS 76513 936-662-0077	
JOB NO. 24073	CUSTOMER: [REDACTED]
DRWN: HSM	DATE: 08/18/2024

I, Henry S. Maddux III, Registered Professional Land Surveyor No. 6706, do certify that this plat represents a survey made on the ground under my supervision and that no overages, underages, or encroachments were located on the property except as shown hereon.

*Henry S. Maddux III*

08/17/2024

Henry S. Maddux III

Date