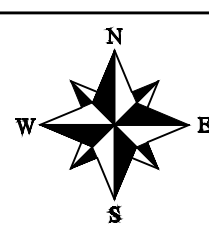


HUNTER'S RANCH SUBDIVISION



FIELD NOTES: 60-FOOT WIDE HUNTER'S RANCH ACCESS AND UTILITY EASEMENT

STATE OF TEXAS ~
COUNTY OF McCULLOCH ~

Field notes of a 60-foot wide access and utility easement being described by centerline, (30' each side of centerline), out of a 268.655 acres tract as described in Warranty Deed with Vendor's Lien from Samuel J. Kasberg, Michael D. Kasberg and Dena M. Kasberg to Classic Country Land, LLC., a Texas Limited Liability Company, dated July 17, 2019, as recorded in Volume 464, Page 820, Official Public Records, McCulloch County, Texas, said easement being more particularly described by centerline description as follows:

BEGINNING at 60-D nail set for the northwest corner of Tract 3, and the northeast corner of Tract 4, Hunter's Ranch Subdivision and also being in the south right-of-way line of County Road 356, said 60-D nail having coordinates on the Texas Coordinate System NAD 83-South Central Zone of Y = 10454555.70 feet; X = 2546175.75 feet and from which a 600-nail set for the northeast subdivision corner of Tract 1 of said Hunter's Ranch Subdivision, and the northwest corner of a 100 acres tract described in deed to Jerry Bedgood, Et. Ux., recorded in Volume 217, Page 977, Deed Records, McCulloch County, Texas, bears, North 89°58'44" West, 1,296.42 feet;

THENCE along the common line of said Tract 2 and Tract 3, the following calls:

- South 3°58'18" East, a distance of 31.61 feet to a 60-D nail set for corner;
South 17°20'47" East, a distance of 170.82 feet to a 60-D nail set for corner;
South 10°00'13" West, a distance of 107.01 feet to a 60-D nail set for corner;
North 87°16'34" East, a distance of 181.96 feet to a 60-D nail set for corner;

THENCE South 24°36'12" West, a distance of 1,158.01 feet to 60-D nail set for corner at an angle point of Tract 10 and Tract 15 of said subdivision;

THENCE South 53°12'33" West, along the southeast line of said Tract 15 and northwest line of said Tract 10 and the northwest line of Tract 14 of said subdivision, a distance of 545.49 feet to a 60-D nail set for corner at an angle point of said Tract 14, Tract 15 and Tract 18 of said subdivision;

THENCE South 89°09'34" West, along the south line of said 15 and the south line of Tract 16 of said subdivision and along the north line of said Tract 18 and the north line of Tract 20 of said subdivision, a distance of 1,151.38 feet to a 60-D nail set for corner at an angle point of said Tract 16 and Tract 20;

THENCE South 39°18'41" West, along the common line of said Tract 16 and Tract 20, a distance of 94.34 feet to a 60-D nail set for corner at an angle point of said Tract 16 and Tract 20;

THENCE North 92°24'12" West, along the common line of said Tract 16 and Tract 20, a distance of 86.18 feet to a 60-D nail set for corner at an angle point of said Tract 20 and Tract 17 of said subdivision;

THENCE South 89°26'56" West, along the common line of said Tract 17 and Tract 20, a distance of 578.00 feet to a point in the common line of said Tract 17 and Tract 20;

THENCE South 1°53'26" West, traversing over and across said Tract 20, a distance of 101.18 feet to a point;

THENCE North 88°10'53" West, traversing over and across said Tract 20 and Tract 22, of said subdivision, a distance of 541.11 feet to a point;

THENCE continuing over and across said Tract 22 the following calls:

- South 1°58'48" West, a distance of 598.26 feet to a point;
South 55°36'58" East, a distance of 314.06 feet to a point;
South 88°55'21" East, a distance of 258.43 feet to the Point of Termination in the common east line of said Tract 22 with the west line of Tract 21 of said subdivision.

FIELD NOTES: 60-WIDE HUNTER'S RANCH SPUR ACCESS AND UTILITY EASEMENT

STATE OF TEXAS ~
COUNTY OF McCULLOCH ~

Field notes of a 60-foot wide access and utility easement being described by centerline (30' each side of centerline), out of a 268.655 acres tract as described in Warranty Deed with Vendor's Lien from Samuel J. Kasberg, Michael D. Kasberg and Dena M. Kasberg to Classic Country Land, LLC., a Texas Limited Liability Company, dated July 17, 2019, recorded in Volume 464, Page 820, Official Public Records, McCulloch County, Texas, said easement being more particularly described by centerline description as follows:

Beginning at a 60-D nail set for a northwest corner of Tract 14 and the southeast corner of Tract 15 and the northwest corner of Tract 18 of Hunter's Ranch Subdivision, said 60-D nail having coordinates on the Texas Coordinate System NAD 83-South Central Zone of Y = 10452781.09 feet; X = 2345898.08 feet;

THENCE South 14°47'33" East, along the common line of said Tract 14 and said Tract 18, a distance of 83.39 feet to a 60-D nail set for corner at an angle point of said Tract 14 and said Tract 18;

THENCE South 05°36'39" East, along the common line of said Tract 14 and said Tract 18 and passing at 468.15 feet a 60-D nail set for the southeast corner of said Tract 18 and the northeast corner of Tract 19 of said subdivision, for a total distance of 486.59 feet to the Point of Termination.

PAUL G. KASBERG
92.095 ACRES
VOL. 450 PG. 354
O.P.R., M.C., TX.

HENRY GEORGE
SURVEY NO. 1271
ABSTRACT NO. 377
MCCULLOCH COUNTY, TEXAS

JOSEPH W. GARROTT
PATTI ANN GARROTT
161.28 ACRES
VOL. 356 PG. 273
O.P.R., M.C., TX.

WILLIE EARL SILER
159.66 ACRES
VOL. 348 PG. 265
O.P.R., M.C., TX.

HERMANN FREIS
SURVEY NO. 1272
ABSTRACT NO. 902
MCCULLOCH COUNTY, TEXAS

JERRY BEDGOOD ET UX.
100 ACRES
VOL. 217 PG. 977
D.R., M.C., TX.

J. SHERIDAN
SURVEY NO. 60
ABSTRACT NO. 1794
MCCULLOCH COUNTY, TEXAS

ELISHA H. SCHUMANN
LESLIE W. SCHUMANN
350 ACRES
VOL. 387 PG. 998
O.P.R., M.C., TX.

RUSSELL KLAUSMEYER
RODNEY KLAUSMEYER
RICKY KLAUSMEYER
335.5 ACRES
VOL. 399 PG. 200
O.P.R., M.C., TX.

H & C N. R. R. CO.
SURVEY NO. 44
ABSTRACT NO. 1965
MCCULLOCH COUNTY, TEXAS

JOHN S. HAMLIN
TRACT 3
374.09 ACRES
VOL. 322 PG. 290
O.P.R., M.C., TX.

JOHN S. HAMLIN
TRACT 1
89 ACRES
VOL. 322 PG. 290
O.P.R., M.C., TX.

TILMAN E. MEADOWS
LORENE C. MEADOWS
7.62 ACRES
VOL. 313 PG. 853
O.P.R., M.C., TX.

CARL BAHR
SURVEY NO. 470
ABSTRACT NO. 470
MCCULLOCH COUNTY, TEXAS

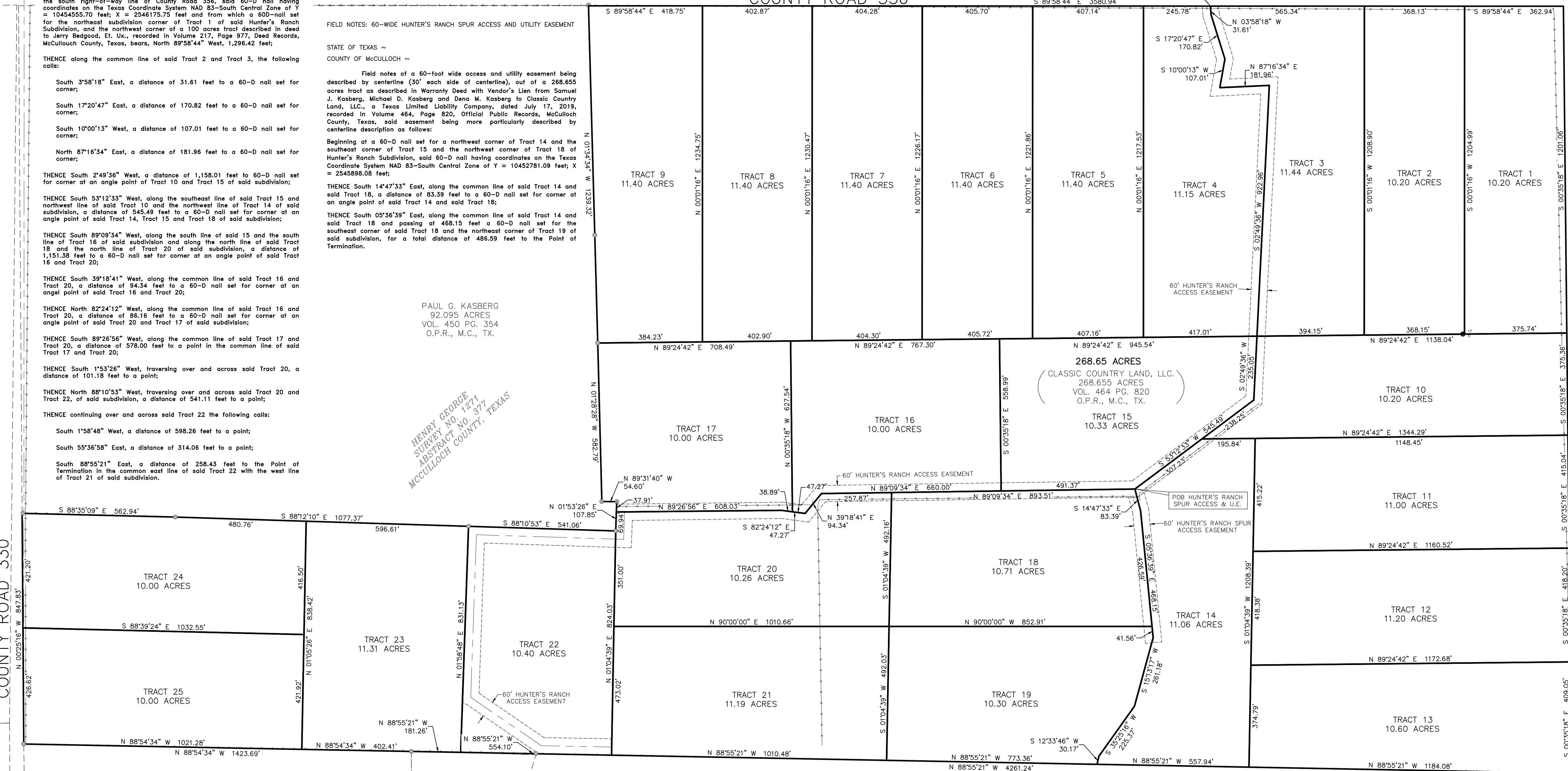
CHRIS W. MCDONALD
267 ACRES
VOL. 265 PG. 6
D.R., M.C., TX.

BOBBY RAY SMALL
500 ACRES
VOL. 300 PG. 97
O.P.R., M.C., TX.

COUNTY ROAD 330

COUNTY ROAD 356

CO. ROAD 340



BEARING BASIS HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, REFERENCE FRAME NORTH AMERICAN DATUM 1983 (2011) (EPOCH 2010.0000), AS DETERMINED FROM GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) SURVEY EQUIPMENT BY STATIC, VIRTUAL REFERENCE SYSTEM (VRS) NETWORK AND OR REAL TIME KINEMATIC (RTK). DISTANCES SHOWN HEREON ARE SHOWN AS GRID TEXAS STATE PLANE COORDINATE SYSTEM DISTANCES.

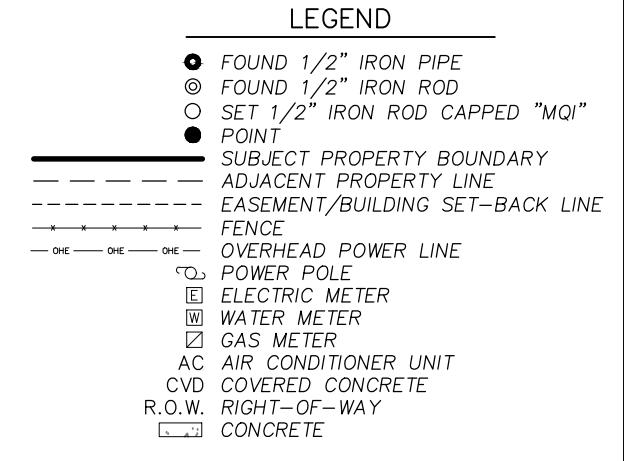
NOTES:
1. FIELD NOTES TO ACCOMPANY THIS PLAT
2. SURVEY COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY NOT SHOWN HEREON.
3. THIS SURVEY IS SUBJECT TO ANY CONVENTS AND RESTRICTIONS AS SET FORTH IN VOL. 464, PG. 820, OF THE OFFICIAL PUBLIC RECORDS OF MCCULLOCH COUNTY, TEXAS, SOME OF WHICH MAY NOT BE SHOWN ON THIS SURVEY.
4. ALL LOT CORNERS CREATED WITHIN THIS PLAT ARE MONUMENTED WITH 1/2-INCH IRON RODS WITH CAP UNLESS OTHERWISE NOTED HEREON.

CERTIFICATE OF SURVEYOR
THE STATE OF TEXAS ~
COUNTY OF MCCULLOCH ~
KNOW ALL MEN BY THESE PRESENT, that I, the undersigned, a Registered Professional / State Land Surveyor in the State of Texas, do hereby certify that this Plat complies with the survey related requirements of the McCulloch County Subdivision Regulations and I further certify that this plat is true and correctly made and is prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision.

Registered Professional / State Land Surveyor
License No. 6625
Date

CERTIFICATE OF RECORDING
THE STATE OF TEXAS ~
COUNTY OF MCCULLOCH ~
I, _____ County Clerk of McCulloch County, Texas, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the _____ day of _____, 20____, at _____ o'clock _____m., and duly recorded on the _____ day of _____, A.D., 20____, at _____ o'clock _____m., in the Real Property Records of McCulloch County, Texas in Volume _____, Page _____, A.D., 20____.
WITNESS MY HAND AND SEAL OF OFFICE this the _____ day of _____, A.D., 20____.

COUNTY CLERK, MCCULLOCH COUNTY, TEXAS



PRELIMINARY
THIS DOCUMENT SHALL NOT
BE FILED FOR ANY PURPOSE

LAND SUBDIVISION SURVEY OF A 268.655-ACRE TRACT OF LAND CONVEYED FROM SAMUEL J. KASBERG, MICHAEL D. KASBERG, AND DENA KASBERG, TO CLASSIC COUNTRY LAND, LLC, DATED JULY 12TH, 2019, RECORDED IN VOL. 464, PG. 820, OFFICIAL PUBLIC RECORDS, MCCULLOCH COUNTY, TEXAS, OUT OF THE HENRY GEORGE SURVEY NO. 1271, ABSTRACT NO. 377, MCCULLOCH COUNTY, TEXAS.

