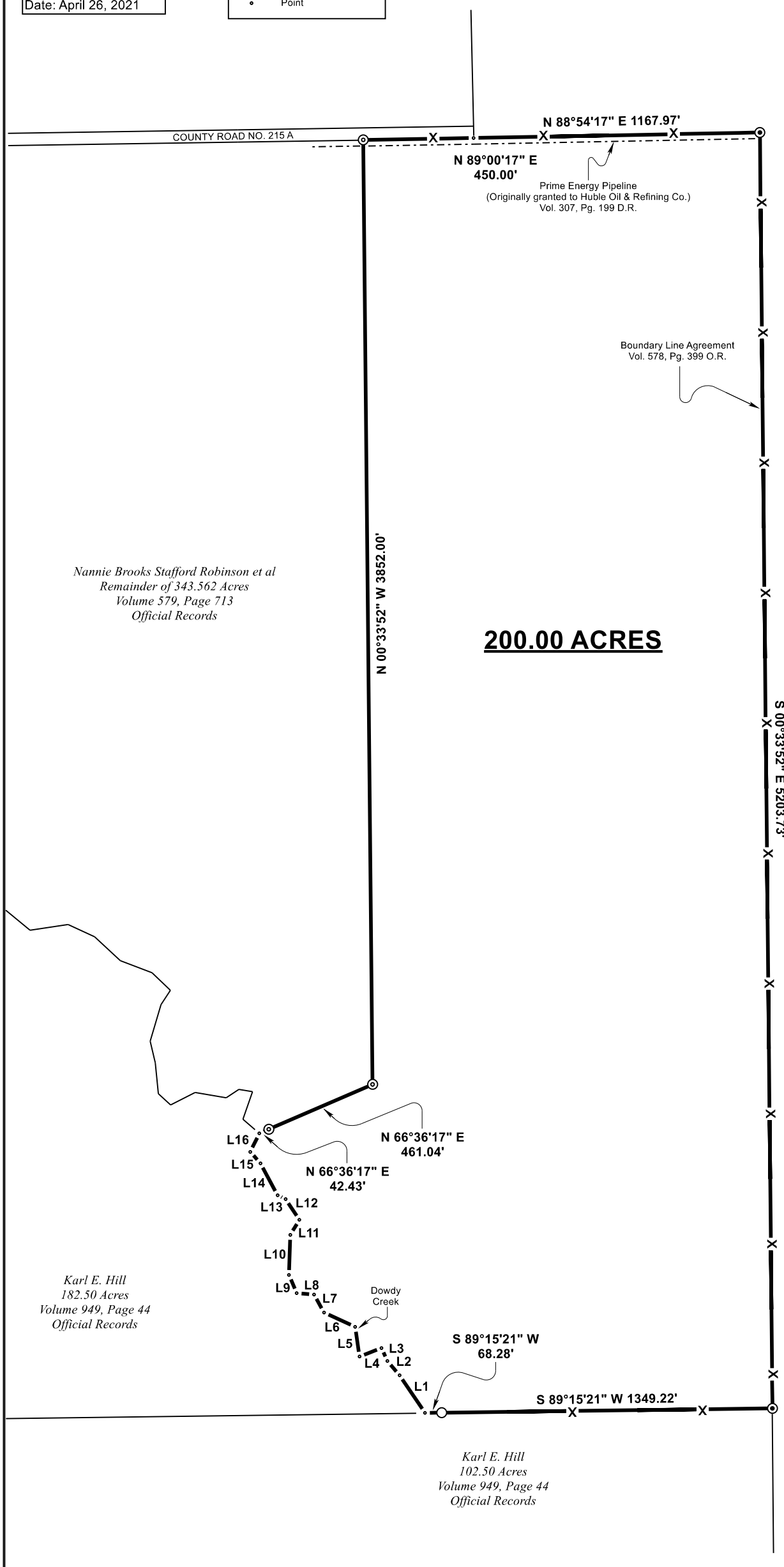
COLORADO COUNTY, TEXAS
WILLIAM BELL SURVEY
ABSTRACT NO. 79

0 500'

Project No. 032621-023
Date: April 26, 2021

LEGEND
- Found 1/2" Iron Rod
- Found 3/8" Iron Rod
- Set 1/2" Iron Rod
- Point



Survey plat of a 200.00 acre tract of land in the William Bell Survey, Abstract No. 79 in Colorado County, Texas; and being a part or portion of that land described as 343.562 acres in Partition Deed dated December 19, 2007 in favor of Nannie Brooks Stafford Robinson, Nannie Brooks Stafford Robinson Trust, and Nannie Brooks Stafford Robinson Descendants Trust as recorded in Volume 579, Page 713 of the Colorado County Official Records.

Notes

This survey was performed in reference to a title commitment issued by Texan Title Insurance Compnay with GF No. 21089 and an effective date of May 3, 2021.

Easement in favor of Humble Oil & Refining Co., dated February 10, 1972, recorded in Volume 307, Page 199, of the Deed Records of Colorado County, Texas.
(As shown hereon)

Easement in favor of San Bernard Electric Cooperative Inc., dated June 14, 1997, recorded in Volume 255, Page 29, of the Official Records of Colorado County,
Texas. (Blanket type easement)

Easement in favor of San Bernard Electric Cooperative Inc., dated June 6, 1997, recorded in Volume 255, Page 34, of the Official Recods of Colorado County,
Texas. (Blanket type easement)

Boundary Line Agreement between Gerard H. Stafford, Jr., et al, and Travis Wegenhoft, et al dated Novmeber 20, 2007, recorded in Volume 578, Page 399, of the Officail Records of Colorado County, Texas. (As shown hereon)

Easement in favor of San Bernard Electric Cooperative, Inc., dated July 30, 2015, recorded in Volume 842, Page 819, of the Official Records of Colorado County, Texas.
(Does not affect subject property)

This property is subject to the easements, restrictions, covenants, and conditions, which may be applicable, including, but not limited to those listed in referenced title commitment.

This property is subject to the rights of the public to any area located within a public roadway, street, or alley.

All fences are shown in their approximate location.

This survey was performed without the benefit of an abstract of title.

This is a boundary survey only with the exception of those improvements or easements visible on the ground at the time of survey or listed in referenced title commitment.

All original prints paid for by the client and supplied to the client remain the property of the client. Texas Land Systems retains copyright to all survey documents and depictions produced. No part of this document may be reproduced or altered.

This survey is valid for this transaction to JCWM Properties, LLC only, and shall not be used for any further conveyance or transaction without written verification by Texas Land Systems.

This survey is considered an unofficial document unless having an original signature and seal of surveyor.

Legal description to accompany this plat.

By the acceptance and use of this document, you hereby acknowledge that you have read, understand and agree with the above notes.

LINE TABLE
CENTERLINE MEANDERS OF DOWDY CREEK

LINE	BEARING	HORIZ DIST
L1	N33°59'30"W	185.17'
L2	N40°33'03"W	76.40'
L3	N24°18'33"W	58.25'
L4	S68°45'36"W	96.20'
L5	N8°24'22"W	122.39'
L6	N65°10'38"W	139.68'
L7	N29°05'05"W	83.83'
L8	N85°23'19"W	71.40'
L9	N22°51'09"W	80.48'
L10	N1°48'23"E	163.71'
L11	N31°11'08"E	71.60'
L12	N33°20'41"W	101.26'
L13	N64°43'16"W	36.54'
L14	N28°11'50"W	147.65'
L15	N41°47'04"W	62.75'
L16	N26°10'16"E	83.94'

STATE OF TEXAS
REGISTERED
JACOB W. BARTEN
6337
PROFESSIONAL
LAND SURVEYOR

TEXAS LAND SYSTEMS
Surveying & Mapping
3554 FM 109 Columbus, Texas 78934
Phone: (979) 732 - 2086
Firm Registration No. 10193708

I, Jacob W. Barten, Registered Professional Land Surveyor No. 6337 of Colorado County, Texas hereby state that this plat represents the results of an on the ground survey, performed under my supervision.

Jacob Barten

Jacob W. Barten, RPLS 6337

TEXAS LAND SYSTEMS
Surveying & Mapping

STATE OF TEXAS PROJECT NO. 032621-023

COUNTY OF COLORADO DATE: APRIL 26, 2021

Being a 200.00 acre tract of land located in the William Bell Survey, Abstract No. 79 in Colorado County, Texas; and being a part or portion of that land described as 343.562 acres in Partition Deed dated December 19, 2007 in favor of Nannie Brooks Stafford Robinson, Nannie Brooks Stafford Robinson Trust, and Nannie Brooks Stafford Robinson Descendants Trust as recorded in Volume 579, Page 713 of the Colorado County Official Records, to which reference is made for all purposes; said 200.00 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod found for an interior corner of a tract of land conveyed to Ninety Nine Ranch, LP in Volume 636, Page 888 of the Colorado County Official Records, same being the Northeast corner of the original 343.562 parent tract and the Northeast corner of the herein described tract.

THENCE with the common line of said Ninety Nine Ranch, LP tract as described in Boundary Line Agreement dated November 20, 2007 and recorded in Volume 578, Page 399 of the Colorado County Official Records, **S00°33'52"E** a distance of **5203.73 feet** (Basis of Bearing – Record Deed Call) to a 3/8" iron rod found for the Northeast corner of a 102.50 acre tract of land conveyed to Karl E. Hill in Volume 949, Page 44 of the Colorado County Official Records, same being the Southeast corner of the 343.562 acre parent tract and the Southeast corner of the herein described tract.

THENCE S89°15'21"W a distance of **1349.22 feet** to a 3/8" iron rod found on the East bank of Dowdy Creek and continuing a distance of **68.28 feet** to a point in the center of said creek for the Southwest corner of the herein described tract.

THENCE with the meanders of Dowdy Creek, which is also the Northeast boundary of that 182.50 acre tract of land conveyed to Karl E. Hill in Volume 949, Page 44 of the Colorado County Official Records, the following courses and distances;

- **N33°59'30"W** a distance of **185.17 feet** to a point,
- **N40°33'03"W** a distance of **76.40 feet** to a point,
- **N24°18'33"W** a distance of **58.25 feet** to a point,
- **N68°45'36"W** a distance of **96.20 feet** to a point,
- **N08°24'22"W** a distance of **122.39 feet** to a point,
- **N65°10'38"W** a distance of **139.68 feet** to a point,,
- **N29°05'05"W** a distance of **83.83 feet** to a point,
- **N85°23'19"W** a distance of **71.40 feet** to a point,
- **N22°51'09"W** a distance of **80.48 feet** to a point,
- **N01°48'23"E** a distance of **163.71 feet** to a point,
- **N31°11'08"E** a distance of **71.60 feet** to a point,,
- **N33°20'41"W** a distance of **101.26 feet** to a point,
- **N64°43'16"W** a distance of **36.54 feet** to a point,
- **N28°11'50"W** a distance of **147.65 feet** to a point,
- **N41°47'04"W** a distance of **62.75 feet** to a point,
- **N26°10'16"E** a distance of **83.94 feet** to a point.

THENCE leaving said creek and severing this 200 acres from the parent tract, **N66°36'17"E** a distance of **42.43 feet** to a ½" iron rod set for a reference and continuing a distance of **461.04 feet** for a total distance of 503.47 feet to ½" iron rod set for and interior corner of the herein described tract.

THENCE N00°33'52"W a distance of **3852.00 feet** to a ½" iron rod set in the South line of County Road No. 215A for the Northwest corner of the herein described tract.

THENCE N89°00'17"E a distance of **450.00 feet** to a point for the termination of said county road and a corner of the Ninety Nine Ranch, LP Tract.

THENCE N88°54'17"E a distance of **1167.97 feet** to the **PLACE OF BEGINNING** containing 200.00 acres of land.

This survey is valid for this transaction only. All original prints paid for by the client and supplied to the client remain the property of the client. Texas Land Systems retains copyright to all survey documents produced. No part of this document may be reproduced or altered.

Survey Plat accompanies this metes and bounds description.

Jacob W. Barten
R.P.L.S. 6337 Firm Registration No. 10193708



Jermy McFarland
WO # 21-11-073

RIGHT-OF-WAY EASEMENT

THE STATE OF TEXAS
COUNTY OF COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT JCWM PROPERTIES LLC (hereafter referred to as Grantor, whether one or more) of Colorado County, Texas, for and in consideration of One Dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, and by these presents does grant unto San Bernard Electric Cooperative, Inc., a cooperative corporation, (hereinafter call the "Cooperative") whose post office address is P.O. Box 1208, Bellville, Texas 77418, and to its successors, assigns and lessees, a right-of-way for an electric distribution, commercial fiber optic and communication system consisting of conductors, poles, and other necessary or desirable equipment across, along, upon, and under the following described lands located in Colorado County, Texas:

A tract or parcel of land consisting of approximately 200.00 acres, more or less, in area, situated in the W. Bell Survey, Abstract No. 79, and more fully described in a Deed dated September May 25, 2021, to the herein Grantor and recorded in Volume 963, Page 383 of the Official Records of Colorado County, Texas;

To which reference is made for all purposes.

The easement herein granted is an unobstructed easement being 20' in width, 10' on each side of the proposed power line (unless shown otherwise on Exhibit "A"), the location of which easement is indicated on Exhibit "A" attached hereto and made a part hereof, with all necessary appurtenances as shown on said attached Exhibit "A," together with the right to use and keep all of said easement area free and clear of any and all obstructions, except fences, and the rights of ingress and egress to and from said right-of-way for the purpose of constructing, reconstructing, rephasing, respanning, operating, inspecting, repairing, maintaining, replacing, adding, and removing said conductors, poles and equipment; and the Grantor, his successors, assigns, agents or licensees shall not have the right to cause or permit any obstacles except fences to be placed or constructed within said easement area without the express written consent of the Cooperative. The Cooperative shall have the right to remove, cut down, and chemically treat with herbicides, all trees, shrubbery, and vegetation within said easement and the right to remove, cut, and trim from time to time all dead, weak, leaning, or dangerous trees adjacent to and outside of said easement that are tall enough to strike the conductor and/or equipment in falling. All power lines on this property in existence prior to the execution of this easement shall have at a minimum the same 20' width easement and the same rights described above, unless a wider easement or additional rights were granted on a previously executed easement.

The undersigned agree that all poles, wires, and other facilities installed on the above described lands at the Cooperative's expense, shall remain the property of the Cooperative, removable at the option of the Cooperative.

The undersigned covenant that they are the owners of the above-described lands, and that said lands are free of any encumbrances and liens of whatsoever character except those held by the following persons: _____ hereby bind themselves, their successors, assigns, agents, licenses, heirs, and legal representatives to warrant and forever defend all and singular the above-described easement and right unto the said San Bernard Electric Cooperative, Inc., its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED THIS 21 Day of February, A.D., 2022.

JCWM PROPERTIES LLC

By: _____

Print: Jeremy McFarland

Title: President

JOEL WILLIAM JAMES
Notary ID #131797304
My Commission Expires
November 14, 2022

THE STATE OF TEXAS
COUNTY OF

BEFORE ME, the undersigned authority, a Notary Public in and for State of Texas, on this day personally appeared JCWM PROPERTIES LLC:, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21 Day February, A.D., 2022.

_____
Notary Public, State of Texas

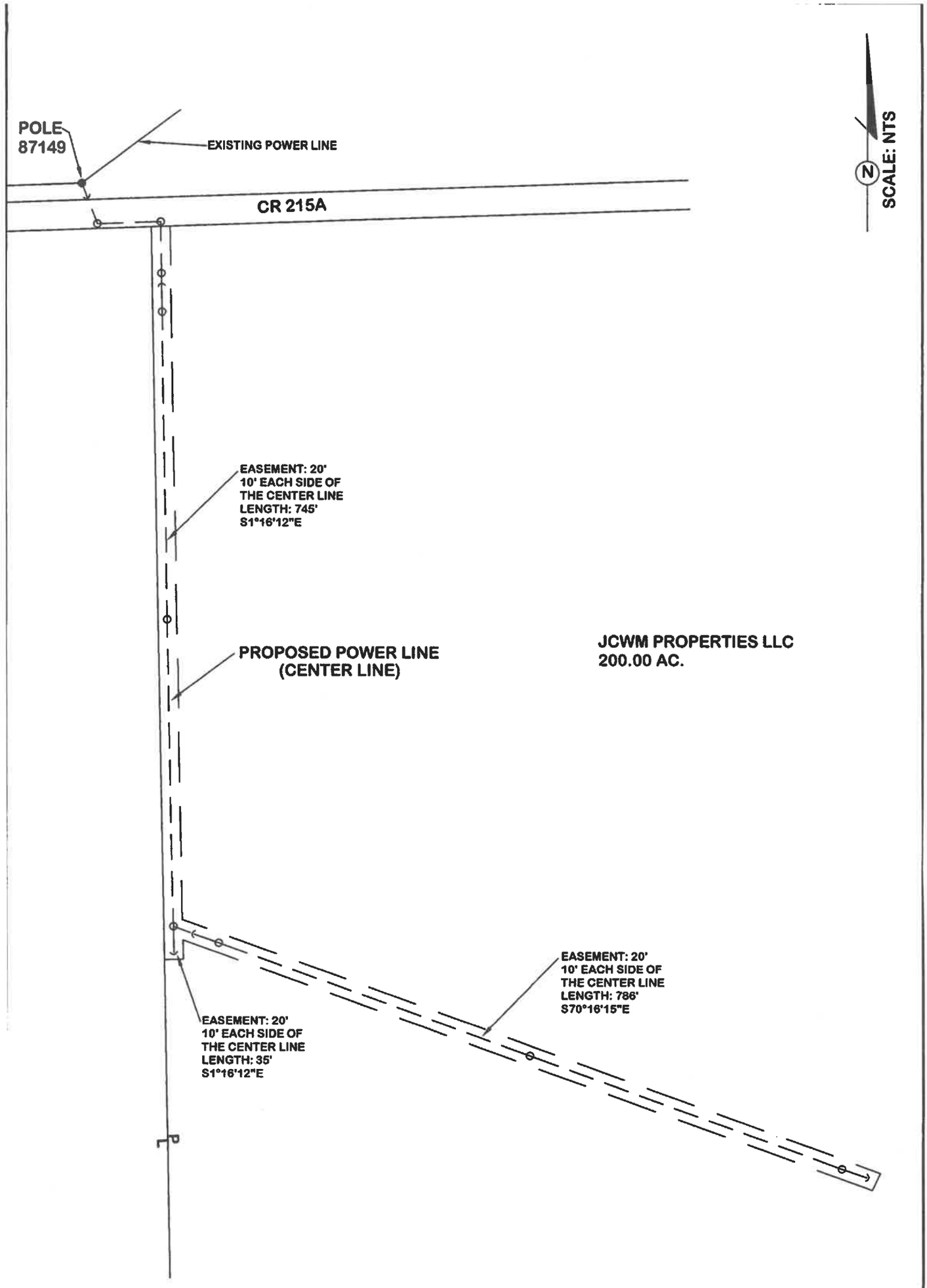


EXHIBIT "A"

SAN BERNARD ELECTRIC COOPERATIVE,INC.
P.O. BOX 1208 BELLVILLE, TX 77418-0158
DWN BY: PM 11/23/2021
DWG REF: 21-11-073