

LEGAL DESCRIPTION: Being 1.784 acres of land out of the John Wells Survey No. 16, Abstract No. 348 in Wilson County, Texas and also being that certain 1.789 acre tract described in Volume 1594, Page 486 of the Official Public Records of Wilson County, Texas; Said 1.784 acre tract being more particularly described as follows and as surveyed under the supervision of Intrepid Surveying & Engineering Corporation in January, 2017:

BEGINNING at a 1/2 inch iron rod found in the south line of F. M. Highway No. 3432 for the northeast corner of that certain 32.5291 acre tract described in Volume 734, Page 705 of the Deed Records of Wilson County, Texas and the northwest corner hereof;

THENCE along the south line of F. M. Highway No. 3432, the following 2 courses:

1. South 75°29'58" East a distance of 214.28 feet to a highway monument found for the northeast corner hereof;
2. South 33°08'42" East a distance of 73.13 feet to a nail found in the west line of County Road No. 324 for an east corner hereof;

THENCE South 10°31'22" West a distance of 237.51 feet along the west line of County Road No. 324 to a 1/2 inch iron rod found for the northeast corner of the residual of that certain 2.62 acre tract described in Volume 500, Page 13 of said Deed Records and the southeast corner hereof;

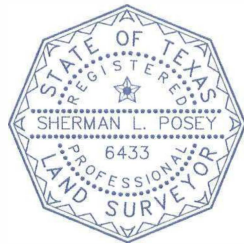
THENCE North 77°30'18" West a distance of 277.50 feet along the north line of the residual of said 2.62 acre tract to a 1/2 inch iron rod found in an east line of said 32.5291 acre tract for the northwest corner of the residual of said 2.62 acre tract and the southwest corner hereof;

THENCE North 13°03'17" East a distance of 296.01 feet along an east line of said 32.5291 acre tract to the **POINT OF BEGINNING** containing 1.784 acres more or less, and as shown hereon.

(32.5291 ACRES)
734/705 W.C.D.R.

1.784 ACRES
(1.789 ACRES)
1594/486 W.C.O.P.R.

RESIDUAL OF:
(2.62 ACRES)
500/13 W.C.D.R.

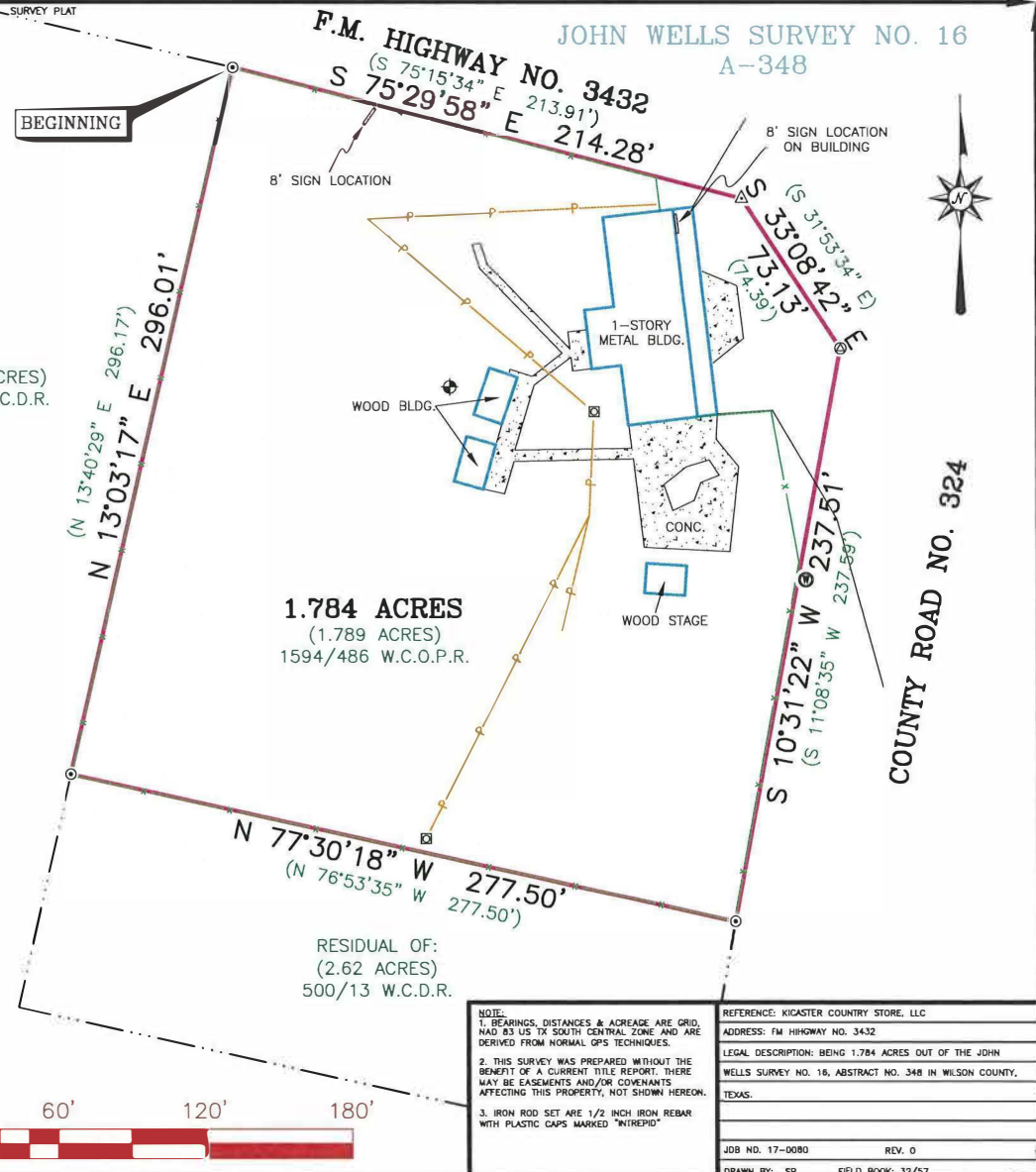


- LEGEND:**
- BOUNDARY LINE
 - - - ADJOINER LINE
 - SURVEY LINE
 - - - FENCE
 - - - BURIED PIPELINE
 - - - OVERHEAD ELECTRIC LINE
 - - - UNDERGROUND UTILITY LINE
 - - - WATER LINE
 - - - P.U.E. - PUBLIC UTILITY EASEMENT
 - - - B.L. - BUILDING SETBACK LINE
 - - - U.D.E. - UTILITY, DRAINAGE, AND EMBANKMENT/BACKSLOPE EASEMENT (BRG.-DIST.) RECORD CALL
 - xxx/xxx VOLUME/PAGE
 - W.C.P.R. - WILSON COUNTY PLAT RECORDS
 - W.C.D.R. - WILSON COUNTY DEED RECORDS
 - W.C.O.P.R. - WILSON COUNTY OFFICIAL PUBLIC RECORDS
 - W.C.R.P.R. - WILSON COUNTY REAL PROPERTY RECORDS
 - FILE: 2017\Boundary\Wilson\PENDING\17-0080 Kicaster Country Store
- POINT
 - 1/2" IRON ROD FOUND
 - 1/2" IRON ROD SET
 - △ HIGHWAY MONUMENT FOUND
 - ☆ IRON PIPE FOUND
 - ⊙ NAIL FOUND
 - ⊕ 3/8" IRON ROD FOUND
 - ⊕ PIPE FENCE CORNER POST FOUND
 - ⊕ WOOD FENCE CORNER POST FOUND
 - AS MARKED
 - ⊠ A/C
 - ⊠ ELECTRIC METER
 - ⊠ TELEPHONE PEDESTAL
 - ⊠ SEPTIC
 - ⊠ GAS METER
 - ⊠ WATER METER
 - ⊠ PIPE FENCE CORNER POST FOUND
 - ⊠ UTILITY POLE
 - ⊠ FIRE HYDRANT

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I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE SURVEY INFORMATION FOUND ON THIS PLAT WAS DERIVED FROM ACTUAL FIELD NOTES OF ON-THE-GROUND SURVEYS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

01/26/2017
REGISTERED PROFESSIONAL LAND SURVEYOR DATE



<p>NOTE:</p> <p>1. BEARINGS, DISTANCES & ACREAGE ARE GRID, HAD 83 US TX SOUTH CENTRAL ZONE AND ARE DERIVED FROM NORMAL GPS TECHNIQUES.</p> <p>2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.</p> <p>3. IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "INTREPID"</p>	<p>REFERENCE: KICASTER COUNTRY STORE, LLC</p> <p>ADDRESS: FM HIGHWAY NO. 3432</p> <p>LEGAL DESCRIPTION: BEING 1.784 ACRES OUT OF THE JOHN WELLS SURVEY NO. 16, ABSTRACT NO. 348 IN WILSON COUNTY, TEXAS.</p>
	<p>JOB NO. 17-0080</p> <p>REV. 0</p>
	<p>DRAWN BY: SP</p> <p>FIELD BOOK: 32/57</p>