

PLAT OF SURVEY AND LEGAL DESCRIPTIONS

Of a 2870.002 acres tract of land out of the following surveys located in Palo Pinto and Stephens County, Texas:

- Section No. 93, T. & P. RR. Co. Survey, Block 4, Abstract No. 362 (Stephens Co.)
- North 1/2 and Southwest 1/4 of Section No. 94, T. & P. RR. Co. Survey (E.A. Ramsey Survey), Block 4, Abstract No. 2781 (Stephens Co.) & Abstract No. 1916 (Palo Pinto Co.)
- H.C. Satterfield Survey, Abstract No. 2739 (Stephens Co.)
- I. & G.N. RR. Co. Survey, Abstract No. 1324 (Stephens Co.)
- F.W. Marchbank Survey, Abstract No. 1824 (Stephens Co.)
- I. & G.N. RR. Co. Survey No. 1, Abstract No. 2529 (Stephens Co.)
- J.H. Gibson Survey, Abstract No. 1313 (Stephens Co.)
- A. Fairbank Survey, Abstract No. 2728 (Stephens Co.)
- H. & G.N. RR. Co. Survey No. 2 (H.C. Satterfield Survey), Abstract No. 2638 (Stephens Co.) & Abstract No. 2004 (Palo Pinto Co.)
- A. Fairbank Survey, Abstract No. 1476 (Palo Pinto Co.) & No Abstract No. in Stephens Co.
- H. & G.N. RR. Co. Survey No. 2 (W.J. Betterten Survey), Abstract No. 1625 (Palo Pinto Co.)

Being part of a certain 3022.31 acres tract described in Volume 1674, Page 62 of the Official Public Records of Palo Pinto County and in Volume 1968, Page 324 of the Official Public Records of Stephens County, Texas; and being further described by metes and bounds as follows:

Beginning at a found capped 1/2" iron rod at the northeast corner of said 3022.31 acres tract for the northeast and beginning corner of this tract. Whence the northeast corner of said E.A. Ramsey Survey is called to bear North 1.2 feet.

Thence S. 05 deg. 20 min. 55 sec. E. 2709.79 feet to a found 1/2" iron rod for a corner of this and said 3022.31 acres tract.
Thence S. 83 deg. 46 min. 46 sec. W. 2569.29 feet to a found 1/2" iron rod for an ell corner of this and said 3022.31 acres tract.
Thence S. 00 deg. 12 min. 06 sec. W. 2639.53 feet to a found 1/2" iron rod for an ell corner of this and said 3022.31 acres tract.
Thence N. 84 deg. 13 min. 59 sec. E. 2986.01 feet to a found 1/2" iron rod for a corner of this and said 3022.31 acres tract.
Thence S. 01 deg. 06 min. 37 sec. W. 1268.15 feet to a 4" steel post for a corner of this and said 3022.31 acres tract.
Thence S. 32 deg. 49 min. 24 sec. E. 291.22 feet to a 4" steel post for a corner of this and said 3022.31 acres tract.
Thence S. 29 deg. 27 min. 57 sec. W. 1553.78 feet to a 4" steel post for a corner of this and said 3022.31 acres tract.
Thence S. 42 deg. 34 min. 58 sec. W. 1532.88 feet to a 4" steel post for a corner of this and said 3022.31 acres tract.
Thence S. 43 deg. 03 min. 20 sec. W. 302.22 feet to a 4" steel post for a corner of this and said 3022.31 acres tract.
Thence S. 32 deg. 11 min. 06 sec. W. 603.93 feet to a 4" steel post for a corner of this and said 3022.31 acres tract.
Thence S. 13 deg. 04 min. 37 sec. W. 277.91 feet to a set capped 1/2" iron rod for a corner of this and said 3022.31 acres tract.
Thence S. 13 deg. 06 min. 08 sec. W. 199.89 feet to a 4" steel post for a corner of this and said 3022.31 acres tract.
Thence S. 89 deg. 12 min. 58 sec. W. 494.47 feet to a 4" steel post for a corner of this and said 3022.31 acres tract.
Thence S. 00 deg. 08 min. 42 sec. W. 3024.48 feet to a found capped 1/2" iron rod at the southeast corner of said A. Fairbank Survey, Abstract No. 1476 for the southeast corner of this and said 3022.31 acres tract.

Thence S. 89 deg. 32 min. 59 sec. W. 508.04 feet along the south line of said A. Fairbank Survey to a found capped 1/2" iron rod for a corner of this and said 3022.31 acres tract.
Thence S. 89 deg. 41 min. 29 sec. W. 2172.45 feet along the south line of said A. Fairbank Survey to a set capped 60d nail in the east line of the H.C. Satterfield Survey, Abstract No. 2557, Stephens County, for the most southerly southwest corner of this and said 3022.31 acres tract.
Thence N. 00 deg. 01 min. 34 sec. E. 1132.03 feet to a found 1/2" iron rod at the northeast corner of said H.C. Satterfield Survey, Abstract No. 2557, for an ell corner of this and said 3022.31 acres tract.

Thence N. 89 deg. 44 min. 14 sec. W. 914.80 feet to a found 1/2" iron rod at the northwest corner of said H.C. Satterfield Survey for a corner of this and said 3022.31 acres tract.
Thence N. 01 deg. 39 min. 57 sec. W. 49.65 feet to a found capped 1/2" iron rod for an ell corner of this and said 3022.31 acres tract.

Thence N. 89 deg. 59 min. 57 sec. W. 6962.88 feet to a found capped 1/2" iron rod for the most westerly southwest corner of this and said 3022.31 acres tract.
Thence N. 02 deg. 39 min. 11 sec. W. 1159.54 feet to a 3" steel post in the south line of the G.B.W. Cook Survey, Abstract No. 1288, Stephens County, and in a west line of said 3022.31 acres tract for the most westerly northwest corner of this tract.

Thence N. 88 deg. 52 min. 57 sec. E. 1058.52 feet to a set capped 1/2" iron rod at the southeast corner of said G.B.W. Cook Survey for an ell corner of this tract.
Thence N. 00 deg. 07 min. 12 sec. E. at 2841.34 feet pass a found capped 1/2" iron rod at the southeast corner of a certain 153.61 acres tract described in Volume 2055, Page 222 of the Official Public Records of Stephens County, Texas, and in all 4635.42 feet to a found capped 1/2" iron rod at the northeast corner of said 153.61 acres tract and said G.B.W. Cook Survey and in the south line of Section No. 92, T. & P. RR. Co. Survey (P.P. Pierce Survey), Block 4, Abstract No. 2264, Stephens County, and in a north line of said 3022.31 acres tract for a corner of this tract.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to a found 1/2" iron rod at the occupied southwest corner of said Section No. 93 for an ell corner of this and said 3022.31 acres tract.

Thence N. 05 deg. 09 min. 39 sec. W. 5434.45 feet to a found 1/2" iron rod at the occupied northwest corner of said Section No. 93 for the most northerly northwest corner of this and said 3022.31 acres tract.

Thence N. 86 deg. 22 min. 39 sec. E. 9235.91 feet to a found 1/2" iron rod for a corner of this and said 3022.31 acres tract.
Thence N. 86 deg. 49 min. 08 sec. E. 1374.06 feet to the place of beginning.

Of a 152.274 acres tract of land out of the G.B.W. Cook Survey, Abstract No. 1288, Stephens County, Texas; being part of a certain 3022.31 acres tract described in Volume 1674, Page 62 of the Official Public Records of Palo Pinto County and in Volume 1968, Page 324 of the Official Public Records of Stephens County, Texas; and being further described by metes and bounds as follows:

Beginning at a found capped 1/2" iron rod at the northeast corner of said G.B.W. Cook Survey and in a north line of said 3022.31 acres tract for the northeast and beginning corner of this tract.

Thence S. 00 deg. 07 min. 12 sec. W. at 1794.08 feet pass a found capped 1/2" iron rod and in all 4635.42 feet to a set capped 1/2" iron rod at the southeast corner of said G.B.W. Cook Survey for the southeast corner of this tract.

Thence S. 88 deg. 52 min. 57 sec. W. 1058.52 feet to a 3" steel post in the south line of said G.B.W. Cook Survey and at a corner in the west line of said 3022.31 acres tract for the southwest corner of this tract.

Thence with the west line of said 3022.31 acres tract the following courses and distances:

N. 01 deg. 35 min. 12 sec. W. 1010.12 feet to a set 60d nail
N. 03 deg. 44 min. 14 sec. E. 339.01 feet to a found 60d nail in a post oak tree
N. 01 deg. 05 min. 05 sec. E. 390.79 feet to a found 1/2" iron rod
N. 18 deg. 19 min. 51 sec. W. 423.89 feet to a found 1/2" iron rod
N. 26 deg. 54 min. 39 sec. W. 2558.04 feet to a set capped 1/2" iron rod in the north line of said G.B.W. Cook Survey and at the most westerly northwest corner of said 3022.31 acres tract for the northwest corner of this tract.
Thence N. 84 deg. 20 min. 04 sec. E. 2369.16 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

Thence N. 84 deg. 20 min. 04 sec. E. 1624.56 feet to the place of beginning.

SURVEYED ON THE GROUND: FEBRUARY 19, 2014

MICHAEL PRICE, R.P.L.S. NO. 5492

PRICE SURVEYING, LP, FIRM #10034200

213 S OAK AVE, MINERAL WELLS, TX 76067

940-325-4841 JN14081 11340 cd

FNI40310 FNI40311



ACREAGE IN EACH ABSTRACT

STEPHENS CO.
A-362 - 665.358 ACRES
A-2781 - 294.251 ACRES
A-2739 - 27.646 ACRES
A-1384 - 339.195 ACRES
A-1824 - 159.910 ACRES
A-2529 - 297.025 ACRES
A-1313 - 77.957 ACRES
A-2638 - 273.881 ACRES
A-2728 - 28.254 ACRES
A-1288 - 152.274 ACRES
A FAIRBANK (ND AB) - 184.398 ACRES

PALO PINTO CO.
A-1916 - 198.592 ACRES
A-2004 - 61.381 ACRES
A-1625 - 239.779 ACRES
A-1476 - 22.338 ACRES

Course	Bearing	Distance
L1	S 43°03'20" W	302.22'
L2	S 32°11'08" W	603.93'
L3	S 13°04'37" W	277.91'
L4	S 13°06'08" W	199.89'
L5	S 89°32'59" W	508.04'
L6	N 03°44'14" E	339.01'
L7	N 01°05'05" E	390.79'
L8	N 18°19'51" W	423.89'

NOTE: THIS TRACT DOES NOT TOUCH A PUBLIC ROAD

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83,
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES
NOTE: NOT ALL INTERIOR PIPELINES & WELL
ACCESSORIES SHOWN

NOTE: LOCATION OF ROADS ARE DEPICTED FROM AERIAL
PHOTOGRAPHS AND ARE FOR INFORMATIONAL PURPOSES
ONLY. SURVEYOR DOES NOT CERTIFY TO THE EXACT
LOCATION OF THESE ROADS OR THAT ALL ARE SHOWN
ON THIS PLAT

NOTE: SOME ROADS ARE USED FOR ACCESSING
ADJOINING PROPERTIES

GUADALUPE COLLEGE SURVEY
ABSTRACT NO. 64

0 600 1200 1800