

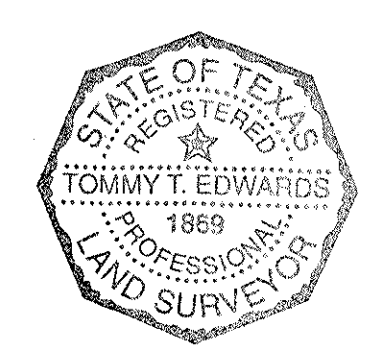
Address:  
Rt. 1, Box 605-16  
Springtown, Texas 76012

57.88 acres of land and improvements out of the J.W. CULWELL SURVEY, ABSTRACT No. 1270 and the E.F. CODY SURVEY, ABSTRACT No. 224, Wise County, Texas, being the same tract as deduced to Steven F. Drake and wife, Dixie Peacock Drake and Dixon W. Peacock and Minnie Marie Peacock, Tenants in Common, as to the 30.00 acre tract recorded in Volume 087, Page 404, Real Records, Wise County, Texas, and to Steven F. Drake and wife, Dixie Peacock Drake as to the 27.88 acre tract recorded in Volume 015, Page 480, Real Records, Wise County, Texas.  
see field notes

In reference to Map # 48497C0250 C of the Flood Insurance Rate Maps (FIRM), the subject tract is considered to be in Zone X, outside the 500 year flood plain, except that area (creek) next to the east boundary line which is considered to be in Zone A, a special flood hazard area inundated by 100 year floods.

This plat was prepared from a true and accurate survey as surveyed on the ground under my personal supervision on this date and there are no apparent visible easements or encroachments, except as shown.

EASEMENT OF RECORD  
Right of Way to Natural Gas Pipeline Company of America  
recorded in Volume 212, Page 95, Deed Records, Wise County, Texas.  
This is a blanket easement covering 160 acres in the J.W. Culwell Survey and 55 acres in the S.R. Simpson Survey and affects subject tract even though no pipeline was located on the ground.



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