

TEXAS

PROPERTY DESCRIPTION

Being a tract of land situated in the I. Ticknor Survey, Abstract No. 739, Montague County, Texas and being all of a called 22.7 acres tract of land described in Deed to Siphon Vacuum Services, LLC as recorded in Instrument No. 2004038, Official Public Records, Montague County, Texas, and being more particularly described herein as follows:

BEGINNING at a 5/8 inch iron rod found on the Northeast side of Muenster Road (a public road) for the North corner of said Siphon tract and the East corner of a called 53.32 acres tract of land described in Deed to Shauna Leigh Huchton and Shane Joseph Huchton as recorded in Volume 319, Page 260, Deed Records, Montague County, Texas;

THENCE South 42 degrees 02 minutes 02 seconds East, with the Northeast line of said Siphon tract, along said Muenster Road, a distance of 1,093.15 feet to a 1/2 inch iron rod found for the East corner of said Siphon tract and the North corner of a called 15.00 acres tract of land described in Deed to Charles Gaylon Thompson as recorded in Instrument No. 1802919, said Official Public Records;

THENCE South 59 degrees 21 minutes 16 seconds West, with the Southeast line of said Siphon tract and the Northwest line of said Thompson tract, passing at a distance of 36.02 feet a 5/8 inch iron rod found for reference, passing at a distance of 970.26 feet a 60D nail found for reference, and continuing along said course for a total distance of 1,018.48 feet to a 1/2 inch iron rod found in the Northeast line of a called 33.45 acres tract of land (tract One) described in Deed to David H. Paine, Trustee of the 3-I Consulting Services Trust as recorded in Instrument No. 2001187, said Official Public Records for the South corner of said Siphon tract and the West corner of said Thompson tract;

THENCE North 41 degrees 46 minutes 05 seconds West, with the Southwest line of said Siphon tract and the Northeast line of said 3-I tract, a distance of 891.64 feet to a 1/2 inch iron rod found in the Southeast line of said Huchton tract for the West corner of said Siphon tract and the North corner of said 3-I tract;

THENCE North 47 degrees 56 minutes 32 seconds East, with the Northwest line of said Siphon tract and the Southeast line of said Huchton tract, a distance of 994.29 feet to the **POINT OF BEGINNING** and containing, within the metes and bounds herein recited, 22.704 acres of land, more or less.

TITLE REPORT NOTE

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT AS PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, REFERENCED BY GF NO. 211-21 AND BEARING AN EFFECTIVE DATE OF MARCH 4, 2021.

SCHEDULE B ITEMS

- 1.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE COOKE COUNTY ELECTRIC COOPERATIVE ASSOCIATION 30' ELECTRIC LINE RIGHT-OF-WAY RECORDED IN VOLUME 110, PAGE 847, REAL RECORDS, MONTAGUE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10e)(BLANKET EASEMENT)
- 2.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE WBH ENERGY PARTNERS, LLC 40' ROAD EASEMENT AND RIGHT-OF-WAY RECORDED IN VOLUME 573, PAGE 799, REAL RECORDS, MONTAGUE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10f)
- 3.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE WBH ENERGY PARTNERS, LLC EASEMENT AND RIGHT-OF-WAY FOR ELECTRIC LINES RECORDED IN VOLUME 576, PAGE 729, REAL RECORDS, MONTAGUE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10g)(BLANKET EASEMENT)
- 4.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE COOKE COUNTY ELECTRIC COOPERATIVE ASSOCIATION 30' ELECTRIC LINE RIGHT-OF-WAY RECORDED IN VOLUME 600, PAGE 174, REAL RECORDS, MONTAGUE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10h)(BLANKET EASEMENT)

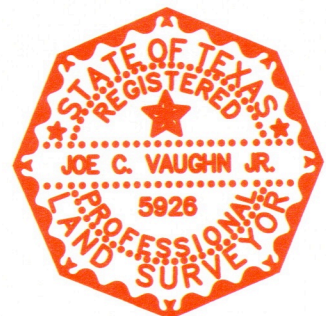
GENERAL NOTES

1. ALL BEARINGS CONTAINED HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202), DERIVED FROM GPS OBSERVATION AND DERIVED FROM AN ON-THE-GROUND SURVEY CONDUCTED ON MARCH 26, 2021.
2. ALL MONUMENTS SHOWN AS FOUND HEREON WERE CONTROLLING MONUMENTS USED IN THE FINAL BOUNDARY RESOLUTION AS SHOWN.
3. THIS SURVEY MAY OR MAY NOT COMPLY WITH CITY AND/OR COUNTY PLATTING REGULATIONS.

SURVEYOR'S CERTIFICATION

This is to certify that, under my personal supervision, a careful survey was made on the ground of the property shown hereon. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. The plat hereon is a careful representation of the subject property as determined by an on-the-ground survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements being as shown, the improvements being within the boundary of the property, setback from property lines the distance indicated and that the distance from the nearest intersecting street or road being as shown on said plat. EXCEPT AS SHOWN THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS APPARENT ON THE GROUND.

JOE C. VAUGHN, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5926
APRIL 5, 2021
FIRM REGISTRATION NO. 10129300



LAND TITLE SURVEY

TBD MUENSTER ROAD

22.704 ACRES

I. TICKNOR SURVEY

ABSTRACT NO. 739

MONTAGUE COUNTY, TEXAS

TBD MUENSTER ROAD



1200 S. WOODROW LANE, SUITE 200 DENTON, TX 76205
PHONE 940-808-1191 FAX 940-808-1195

DRAWN BY:	CMW
CHECKED BY:	JCV
DATE:	4/5/21
SHEET:	1 OF 1
SCALE:	AS SHOWN

SHAUNA LEIGH HUCTION AND
SHANE JOSEPH HUCTION
CALLED 53.32 ACRES
VOL. 319, PG. 260
D.R.M.C.T.

CARLTON SURVEY
ABSTRACT NO. 1141

WBH ENERGY PARTNERS, LLC
40' ROAD ESMT & R.O.W.
VOL. 573, PG 799
R.R.M.C.T.

22.704 ACRES
988,981 SQ. FT.

SIPHON VACUUM SERVICES, LLC
CALLED 22.7 ACRES
INST. NO. 2004038
O.P.R.M.C.T.

(NO BUILDINGS)

I. TICKNOR SURVEY
ABSTRACT NO. 739

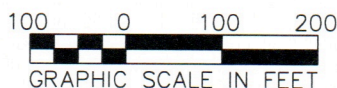
DAVID H. PAINE, TRUSTEE OF THE
P-I CONSULTING SERVICES TRUST
TRACT ONE
CALLED 33.45 ACRES
INST. NO. 2001187
O.P.R.M.C.T.

CHARLES GAYLON THOMPSON
CALLED 15.00 ACRES
INST. NO. 1802919
O.P.R.M.C.T.

- PROPERTY LINE
- - - EASEMENT LINE
- ADJOINING PROPERTY LINE
- CHAIN LINK FENCE
- II - WOOD FENCE
- x BARBED WIRE FENCE
- PIPE FENCE
- OVERHEAD UTILITIES
- = CAPPED IRON ROD SET
MARKED "PLS INC"
- ⊙ = IRON ROD FOUND
- E.M. = ELECTRIC METER
- ⊗ = WATER METER
- = CONCRETE

FLOOD NOTE

FEMA HAS NOT COMPLETED A STUDY TO DETERMINE FLOOD HAZARD FOR
THE SELECTED LOCATION; THEREFORE, A FLOOD MAP HAS NOT BEEN
PUBLISHED AT THIS TIME.



PLEASE REFER TO BAR SCALE. DRAWING
MAY HAVE BEEN REDUCED OR ENLARGED.

TYPICAL. NOT ALL ITEMS IN LEGEND
DRAWING.