



METES AND BOUNDS DESCRIPTION
960.83 Acre Tract

All that certain 960.83 acre tract or parcel of land situated in the Texas Emigration and Land Company Lands, Section 2364, Abstract Number 716, County of Throckmorton, State of Texas, and in Section 2370, Abstract Number 1087 and in Section 2371, Abstract Number 1088 in said Throckmorton County, Texas, and in the County of Young, State of Texas, and said tract being all of Second Tract, a called 320 acre tract as described in deed to Nathan J. Allen, Jr., et ux, Jacqueline Donnell Allen, filed 23 May 1962, and recorded in volume 146 pages 306 and 308 of the Deed Records of said Throckmorton County, and said tract being all of said Section 2370 a called 320 acre tract and all of said Section 2371 called 320 acre tract as described in deed to Arvle Edward Marshall and Mary Gladys Marshall, filed 12 May 2007, and recorded in volume 1012 page 636 of the Official Public Records of said Young County, and being more particularly described as follows;

COMMENCING at a found capped 1/2 inch iron rod marked Clear Fork on the north side of Hamilton Road, said rod being the southwest corner of the Texas Emigration and Land Company Lands, Section 2363, Abstract Number 715 in said Throckmorton County, same being the southwest corner of a called 320.17 acre tract as described in Deed to Blake G. Harris et ux, Megan L. Harris, filed 14 January 2021, and recorded in county clerks instrument number 21000589 of said Young County official public records and said rod being the northeast corner of the Texas Emigration and Land Company Lands, Section 2367, Abstract Number 719 of said Throckmorton County;

THENCE: South 89 degrees 41 minutes 20 seconds East, with the south line of said Section 2363, and along the north side of said road, a distance of 1420.61 feet to a found 5/8 inch rebar at a turn in said road for the northwest corner of Texas Emigration and Land Company Lands, Section 2372, Abstract Number 730, same being the northwest corner of a called 320.23 acre tract as described in Deed to Gay McClure, filed 01 March 2021, and recorded in county clerks instrument number 21000589 of said Young County official public records and said rod being the northeast corner of the Texas Emigration and Land Company Lands, Section 2367, Abstract Number 719 of said Throckmorton County;

THENCE: South 89 degrees 41 minutes 28 seconds East, with the north line of said Section 2372 and the south line of said Section 2372, a distance of 2309.52 feet to a found 5/8 inch iron rod by a pipe fence corner post for the **POINT OF BEGINNING** and the most southerly southwest corner of the tract being described herein, said rebar being the southeast corner of said Section 2363, same being the southwest corner of said Section 2371;

THENCE: North 00 degrees 23 minutes 31 seconds East, with the west line of said Section 2371 and the east line of said Section 2363 and with a barbed wire fence, a distance of 3739.04 feet to a found 3/8 inch rebar for an ell corner of this tract, said rebar being the northwest corner of said Section 2371, same being the northeast corner of said Section 2363, and said rebar being the southwest corner of said Section 2370, same being the southeast corner of said Section 2364, from said rebar a pipe fence corner post bears South 09 degrees 56 minutes East, a distance of 0.7 feet;

THENCE: North 89 degrees 46 minutes 11 seconds West, with the south line of said Section 2364 and the north line of said Section 2363, and along and near a barbed wire fence, a distance of 3735.24 feet to a 4 inch pipe fence corner post for the most westerly southwest corner of this tract, said post being the southwest corner of said Section 2364, same being the northwest corner of said Section 2363, and said post being the southeast corner of the Texas Emigration and Land Company Section 2361, Abstract Number 713;

THENCE: North 00 degrees 14 minutes 17 seconds East, with the west line of said Section 2364, and the east line of said Section 2361, and along and near a barbed wire fence, a distance of 3720.98 feet to a found Set Stone with an iron rod beside it for the northwest corner of said Section 2364, same being the northeast corner of said Section 2361, said Stone being the southeast corner of a called 560.91 acre tract as described in deed to Paul McCune et ux, Sandra McCune, filed 01 April 2021, and recorded in county clerks instrument number 118435 of said Throckmorton County official public records, same being the southwest corner of Share 9 of the Subdivision of Jno. Brockman Est. Land, as shown in Cause No. 460, Styled John C. Brockman et al., witnessed 30 October 1919, and recorded in volume 3 pages 4-12 of the District Court Minutes of said Throckmorton County, said Stone also being the southwest corner of the Texas Emigration and Land Company Section 2365, Abstract Number 717;

THENCE: South 89 degrees 57 minutes 39 seconds East, with the north line of said Section 2364, and with the south line of said Section 2365, same being the south line of said Brockman Subdivision, and along and near a barbed wire fence, a distance of 3743.53 feet to a found 5/8 inch rod with an aluminum cap for the northeast corner of said Section 2364, same being the southeast corner of said Section 2365, same being the southeast corner of said Brockman Subdivision, and said rod being the northwest corner of said Section 2370, same being the southwest corner of Texas Emigration and Land Company Section 2369, Abstract Number 1086;

THENCE: South 89 degrees 59 minutes 32 seconds East, with the north line of said Section 2370, and the south line of said Section 2369, and along and near a barbed wire fence, and passing at 3694.7 feet a pipe fence corner post on the west side of Singleton Road, and continuing on said course leaving said fence, and passing at 3715.02 feet a found 5/8 inch iron rod in said road, and continuing on said course, a total distance of 3733.28 feet to a set 1/2 inch rebar on the east side of said road for the northeast corner of said Section 2370, same being the southeast corner of said Section 2369, said rebar also being the northwest corner of the Texas Emigration and Land Company Section 2375, Abstract Number 1092, from said rebar a pipe fence corner post bears North 07 degrees 36 minutes East, a distance of 2.3 feet, and another pipe fence corner post bears North 87 degrees 27 minutes East, a distance of 27.4 feet;

THENCE: South 00 degrees 24 minutes 16 seconds West, the east line of said Section 2370 and with the west line of said Section 2375 and along said Singleton Road, a distance of 3730.90 feet to a set 1/2 inch rebar in said Singleton Road for an angle point in the east line of this tract, said rebar being the southeast corner of said Section 2370, same being the northeast corner of said Section 2371, said rebar also being the northwest corner of the Texas Emigration and Land Company Section 2374, Abstract Number 1091, from said rebar a found 1/2 inch rod in said Singleton Road bears South 89 degrees 53 minutes 27 seconds West, a distance of 6.32 feet, and from said rebar a pipe fence corner post on the east side of said Singleton Road bears South 87 degrees 11 minutes East, a distance of 11.9 feet;

THENCE: South 00 degrees 24 minutes 18 seconds West, the east line of said Section 2371 and with the west line of said Section 2374 and with Singleton Road, a distance of 3761.00 feet to a found 1/2 inch rebar with a plastic cap marked "5560" on the north line of said Section 2372 at a turn in said Singleton Road for the southeast corner of this tract, said rebar being the southeast corner of said Section 2371, same being the southwest corner of said Section 2374, and said rebar being on the north line of a called 139.03 acre tract as described in deed to James Christopher Gilmore et ux, Miranda Ann Gilmore, filed 22 May 2021, and recorded in county clerk's instrument number 21001538 of the said Young County official public records, from said rebar, a found 1/2 inch rebar with a plastic cap marked "5560" at a turn in said Singleton Road being the northeast corner of said Gilmore tract bears South 89 degrees 41 minutes 44 East, a distance of 265.11 feet;

THENCE: North 89 degrees 41 minutes 40 seconds West, with the south line of said Section 2371 and with the north line of said Section 2372, and with the north line of said Gilmore tract, and passing at 22.9 feet a pipe fence corner post on the west side of said road, and continuing on said course with a new barbed wire fence, and passing at 2473.86 a found iron rod with a plastic cap marked "5560" being the northwest corner of said Gilmore tract, and continuing on said course a total distance of 3729.77 feet to the **POINT OF BEGINNING** and containing 960.83 acres of land.

NAD83 Grid Bearings and Distances reflect surface measurements.

The undersigned does hereby state that this map or plat is based upon an on the ground survey performed 09-10 June 2021, under my direct supervision, and reflects the boundaries of the parcels as cited in request for survey, this property has access to a roadway unless otherwise noted.

This survey is not a guaranty of legal binding ownership to the lands shown hereon. The properties depicted hereon are historical ownership covering the lands shown hereon. A complete exhaustive search for ownership has not been made by the surveyor and no assurances or guarantees or suggestion of ownerships are being declared by this survey. Seeking counsel in these regards would be prudent and advised along with a complete abstract of title performed for guarantee of title in and to interests in lands shown hereon.

This Plat and description was prepared for the exclusive use of the person or persons named in the above statements. Said statement does not extend to any unnamed person without an express restating by the surveyor naming said person. This survey was prepared for the transaction as dated hereon, and IS NOT to be used in any other transactions, and the copyrights are reserved.

Note:
1. All trails and water bodies are drawn from Aerials and are approximate locations.
2. Pipe Lines Shown are general alignments only. Most are poly lines meandering across the surfaced of the parcel and are subject to slight changes.
3. There may be more existing wells and pipe lines other than show that may not be exposed above ground and are not visible. There may be more existing above ground pipeline that are not shown. The surveyor does not state that all lines have been located.

NOTE:
Adjoining tract data is for informational purposes only and does not represent a complete survey of those lands. Possible conflicts in adjoining property lines may arise from a current survey of those parcels. This plat represents a survey of the boundaries and improvements of the parcels cited in request for survey. This plat does not represent a complete survey of adjoining lands. This property accesses this property via Lynnwood Drive as shown. This plat was revised on 18 June 2018 to address Schedule B easements

Legend
FIP = Fd. 1/2 inch Rebar
SIP = Set 1/2 inch Rebar with plastic cap marked 5560
PFCP= Pipe Fence Corner Post
X- = Barbed Wire Fence
E- = Overhead Electric Line

Proprietary Assets Notice:
This plat and its accompanying field notes, which have been digitally saved, are the exclusive proprietary assets of this surveyor and Owen Surveying Company and therefore all rights for its use are hereby reserved. Any alteration or changes to the original digital copy which is not authorized in writing by this surveyor and Owen Surveying Company is strictly prohibited. Any unauthorized alterations or changes to the original document or any person or company intentionally making use of a document that is known to have unauthorized alterations. If any person becomes aware of this plat or field notes, then that person shall promptly notify this surveyor or Owen Surveying of such unauthorized use or alteration or that person shall become liable for the unauthorized use.

Boundary Survey on 960.83 Acres in the T.E.&L. Company Survey Section 2364 A-716, County of Throckmorton, and T.E.&L. Survey, Section 2371, A-1087, and T.E.&L. Survey, Section 2371, A-1088, County of Young and Throckmorton, State of Texas

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BOUNDARY PLAT: YOUNG & THROCKMORTON COUNTY
DRAWN BY: MD CHECKED BY: EB
Scale 1" = 500' Date 15 June 2021 Print Number T-1021B