## owen surveying co.

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Firm No. 10069000 www.owensurveying.com

## METES AND BOUNDS DESCRIPTION 10.54 Acre Tract

All that certain 10.54 acre tract or parcel of land situated in the BRIR Section 116, John W. Marr Survey, Abstract Number 1905. County of Young, State of Texas, said tract being part of a called 16.2 acre tract as described in deed to C. R. Baldwin, filed 11 March 1976, and recorded in volume 506 page 793 of the Deed Records of said Young County, and being more particularly described as follows;

COMMENCING at a found iron rod with a plastic cap marked "Lawson", said rod being the southwest corner of said Baldwin tract, same being the southwest corner of a called 4.985 acre tract as described in deed to Glen Felderhoff, filed 03 April 2013, and recorded in volume 1142 page 694 of said deed records, and said rod being the southeast corner of Tract No. Two a called 7.329 acre tract as described in deed to Danny Lankford et ux. Elaine Lankford, filed 06 July 2007 and recorded in volume 1015 page 458 of said deed records, said rod also being on the north line of Tract No. One, a called 22.341 acre tract as described in said Lankford deed

THENCE: North 09 degrees 10 minutes 12 seconds East, with the west line of said Baldwin tract and the west line of said Felderhoff tract, and the east line of said Tract No. Two, a distance of 290.79 feet to a set 1/2 inch rebar for the POINT OF BEGINNING and the southwest corner of the tract being described herein, said rebar being the northwest corner of said Felderhoff tract, and from said rebar a pipe fence corner post bears South 89 degrees 31 minutes 13 seconds West, a distance of 5.35 feet, said rebar also having NAD83 NCTZ Grid Coordinates of N-7081126.32, E-1933596.70;

THENCE: North 09 degrees 10 minutes 12 seconds East, with the west line of said Baldwin tract, and the east line of said Tract No. Two, a distance of 393.12 feet to a found iron rod with a cap marked "Clear Fork" for the northeast corner of said Tract No. Two, same being the southeast corner of a called 584.85 acre tract as described in deed to Garrett Pettus, filed 02 May 1997, and recorded in volume 829 page 372 of said deed records;

**THENCE:** North 10 degrees 03 minutes 36 seconds East, with the west line of said Baldwin tract, and with the east line of said Pettus tract, and with a barbed wire fence, a distance of 363.01 feet to a pipe fence corner post for the northwest corner of this tract;

THENCE: South 81 degrees 16 minutes 00 seconds East, and passing at 6.2 feet a pipe fence post, and continuing on said course with the south line of a called 3.83 acre tract as described in deed to Coye R. Hamm, Sr. and Johnnie F. Hamm, filed 29 April 1997, and recorded in volume 829 page 262 of said deed records and with a barbed wire fence, a total distance of 591.41 feet to a set 1\2 inch rebar on the west line of State Highway Number 67 (100' row) for the northeast corner of this tract, same being the southeast corner of said Hamm tract;

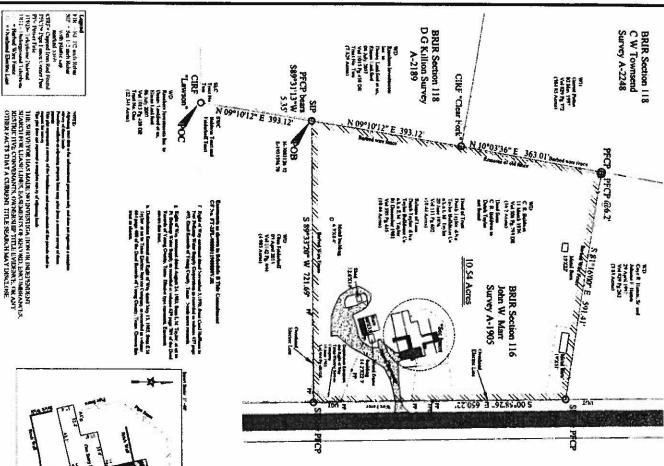
THENCE: South 00 degrees 58 minutes 26 seconds East, with the west line of said highway, a distance of 650.22 feet to a set 1\2 inch rebar by a pipe fence corner post for the southeast corner of this tract, same being the northeast corner of said Felderhoff tract;

THENCE: South 89 degrees 33 minutes 20 seconds West, with the north line of said Felderhoff tract, and with a barbed wire fence, a distance of 721.69 feet to the POINT OF BEGINNING and containing 10.54 acres of land.

NAD83 Grid Bearings and Distances reflect surface measurements.

ERIC BRENNAN

Eric Brennan, Texas Registered Professional Land Surveyor Number 5560 Dated 11 March 2019



## METES AND BOUNDS DESCRIPTION 18.54 Acre Tract

All that certain 10.54 are tract or parcel of land situated in the BRUR Society 115, John W. Marr Sarvey, Abstract Authority 150; County of Young, State of Ticus, said truct lengs part of a railed 16.2 are tract as described in deed to C. R. Islathira, 1861 il 1 Martin 1976, and recorded in volume 506 page 793 of the Dood Records of said Young County, and being nore particularly described as follows:

COMMENCING at a found iron red with a plastic cap stanked "Lawton", said tool being the southwest context of said Baldwin sext, same bring the nonlineat context of a called 4.945 arest tract as described in decisit of Gen Redormett, falled 9 April 2013, and recorded in volume 1142 page 694 of said deed records, and said red being the southeast context of Theist No. Two a called 7.320 arest tract as described in deed to Danny Lankford at us, Elsane Lankford, falled No. April 2013 and recorded in volume 1015 page 436 of said deed records, used not brang on the north line of Tract No. Out, a called recorded in volume 1015 page 45% of said dead reco

THEFACE: North 09 degrees 10 minutes 12 seconds East, with the west livre of said Buldwin tract and the west har of said Feldwind fract, and the cast line of said Tract No. Two, a distance of 200,79 Sect to a set 1.51 said-robus for the 200NT OP BECENNEWS and the southwest corner of the tract bring described herrin, said fresh bring the sorthwest corner of said BECENNEWS and the southwest corner of said Feldwind fract, and from said robus a pipe faces corner poot bear \$6,000 \$70 degrees 11 minutes; 13 seconds Worst, a distance of 5.35 Sex, said robus also having NADR3 NCTZ Grid Coordinates of N-788 1126.32, E-1933596, 70;

\*PERMEEN. North 07 degrees 10 minutes 12 seconds East, with the west line of said Balchois trant, and the east line of said Trans No. Two, an dissupce of 393.12 fort to a found iron not with a cap marked "Clear Fork" for the northeast contact of said Than No. Two, same bring the smallessed contact of a called \$44.55 are trant as described in deed to Genet Fedus, filed Of Than No. Two, same bring the smallessed contact of a called \$44.55 are trant as described in deed to Genet Fedus, filed Of May, 1997, and recorded in volume 129 page 372 of said deed records:

A Chies STREET, THENCE: North 10 degrees 03 minutes 36 seconds East, with the west line of said Baldmin tract, and with the cast lase of said Petaus tract, and with a barbod wire feace, a distance of 363.01 feet to a pipe feace corner post for the northwest corner

THENCE; Seach 81 degrees 16 manuters 010 seconds East, and passing at 6.2 feet a pipe faces goest, and communing on said convers wish the such late of a called 3 181 serie year and destroyled as done for one. If haven, 5's and closure's F Haren, 5's April 1997, and recorded as volume 129 pages 26.2 of said doned records and with a barbod wire faces, a wast distance of 5'91.41 feet to a set 1/2 said relate on the ways fine of State Haghway Namaber 6.7 (100' rows) for the northeast corner of this stars, same being the suddensit corner of said Hamen faces.

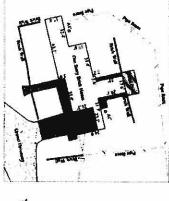
TREPATE: South 00 degrees SI manutes 26 seconds East, with the west line of suid highway, a delatance of 650 22 feet to a set 10 and triant by a pape fance corner post for the possiblessi corner of this test, same breag the northess corner of said Felderhoof truct.

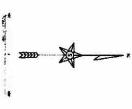
THENCE: South 89 degrees 33 minutes 20 seconds West, with the north line of said Felderhoff tract, and with a barbod wire feater, a dealmen of 721.49 fort to the POINT OF BEGINNING and continuing, 10 54 sects of land

NADES Grid Boarings and Distances reflect surface men

The underrupped door keerby state or V Squid V, LLC, that that map or plat is based upon as an the present aurroy performed in 26 February 2018, under my direct improvision, and reflores the boroadcrise of the parent as indeed in reduced for sometry, this prosperity has access to a routhings unders solutions are model.

This Plat and description was proposed for the exclusive use of the person or persons named in the above statements. Said statement does not extend to any assument person without an express restailing by the sampler naming said person. This intervey was proposed for the remarktion as dead hereon, and 15 NOT to be used in any other transactions, and the copy nights are reserved.





Boundary Survey on 10.54 Acres in the B.R.I.R., Section 116, Original Grantee John W. Marr Survey, A-1905 County of Young, State of Texas Client: V Squid V, LLC

CO GITTE ASPERTANCE

THE SHRVEYOR HAS MADE WITMVESTIGA ITON ON INDESTRIBATION WASHENDROMES, MARCHINEN ELEVERAND, ENCTRABANCHE, MESTRELITE UTBENDE, EN ANY OTHER FACTS THAT A CURBUNI TITLE SCARCH MAY DISCLOSE.