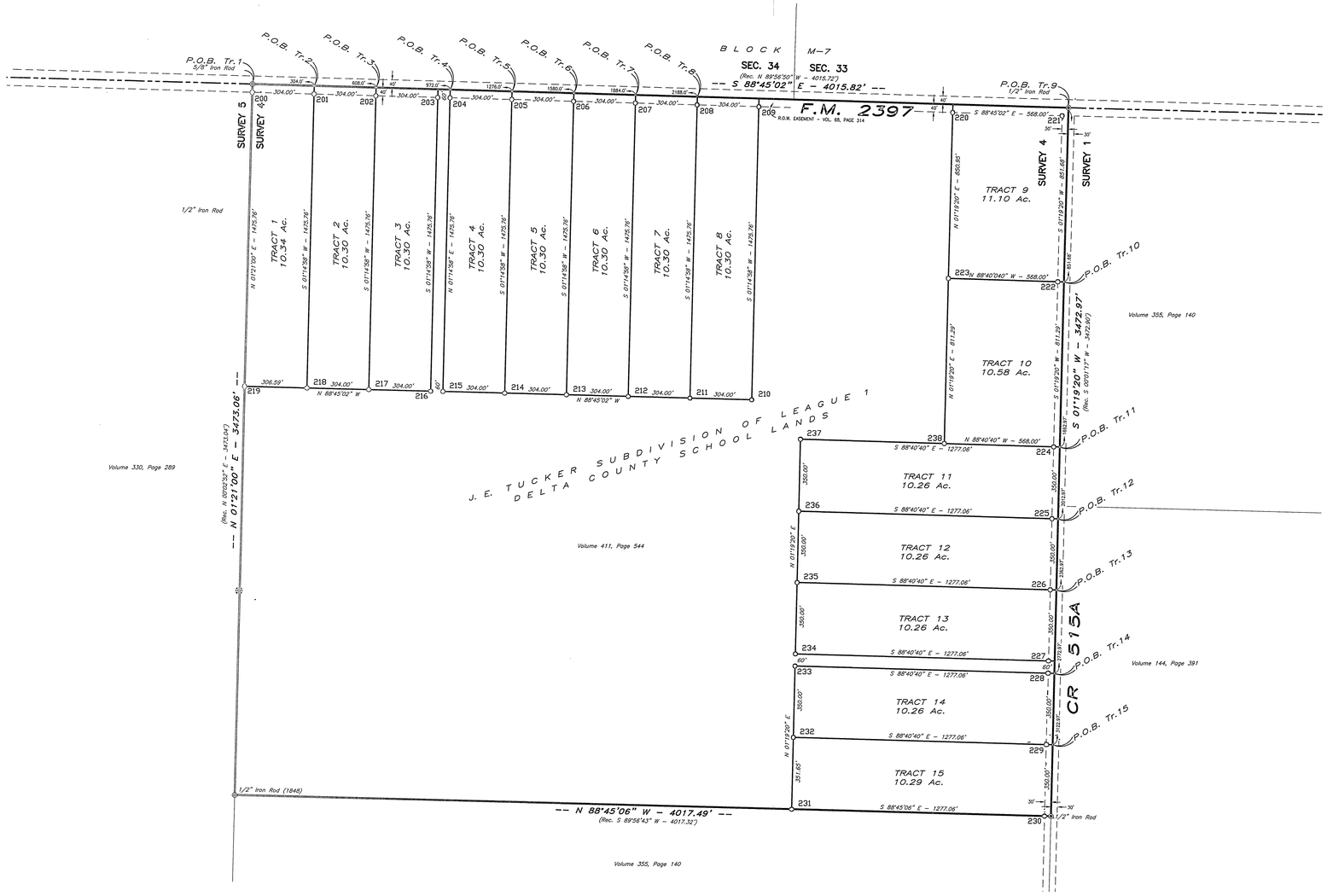

" SURVEY PLAT "

Survey 4, League 1

J.E. TUCKER SUBDIVISION OF DELTA COUNTY SCHOOL LANDS, CASTRO COUNTY, TEXAS

PROPERTY DESCRIPTION: Tract 1

A 10.34 acre tract lying in Survey 4, League 1, J.E. Tucker Subdivision of the Delta County School Lands, Castro County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found for the Northwest corner of Survey 4;

THENCE South 88 degrees 45 minutes 02 seconds East, along the North line of Survey 4, a distance of 304.00 feet to a point; (Bearings relative to the Texas Coordinate System, North Zone, NAD83)

THENCE South 01 degree 14 minutes 58 seconds West, at a distance of 40.0 feet pass a 3/8" iron rod with cap marked "HBD" set for reference, continue for a total distance of 1475.76 feet to a 3/8" iron rod with cap marked "HBD" set;

THENCE North 88 degrees minutes 02 seconds West, a distance of 306.59 feet to a 3/8" iron rod with cap marked "HBD" set in the West line of Survey 4;

THENCE North 01 degree 21 minutes 00 seconds East, along the West line of Survey 4, at a distance of 1435.76 feet pass a 3/8" iron rod with cap marked "HBD" set for reference, continue for a total distance of 1473.76 feet to the POINT OF BEGINNING of this tract;

Said tract contains a computed area of 10.34 acres of land.

PROPERTY DESCRIPTION: Tract 2

A 10.30 acre tract lying in Survey 4, League 1, J.E. Tucker Subdivision of the Delta County School Lands, Castro County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a point on the North line of Survey 4, whence a 5/8" iron rod found for the Northwest corner of Survey 4 bears North 88 degrees 45 minutes 02 seconds West, 304.0 feet; (Bearings relative to the Texas Coordinate System, North Zone, NAD83)

THENCE South 88 degrees 45 minutes 02 seconds East, along the North line of Survey 4, a distance of 304.00 feet to a point;

THENCE South 01 degree 14 minutes 58 seconds West, at a distance of 40.0 pass a 3/8" iron rod with cap marked "HBD" set for reference, continue for a total distance of 1475.76 to a 3/8" iron rod with cap marked "HBD" set;

THENCE North 88 degrees 45 minutes 02 seconds West, a distance of 304.00 to a 3/8" iron rod with cap marked "HBD" set;

THENCE North 01 degree 14 minutes 58 seconds East, at a distance of 1435.76 feet pass a 3/8" iron rod with cap marked "HBD" set for reference, continue for a total distance of 1475.76 to the POINT OF BEGINNING of this tract;

Said tract contains a computed area of 10.30 acres of land.

PROPERTY DESCRIPTION: Tract 3

A 10.30 acre tract lying in Survey 4, League 1, J.E. Tucker Subdivision of the Delta County School Lands, Castro County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a point on the North line of Survey 4, whence a 5/8" iron rod found for the Northwest corner of Survey 4 bears North 88 degrees 45 minutes 02 seconds West, 608.0 feet; (Bearings relative to the Texas Coordinate System, North Zone, NAD83)

THENCE South 88 degrees 45 minutes 02 seconds East, along the North line of Survey 4, a distance of 304.00 feet to a point;

THENCE South 01 degree 14 minutes 58 seconds West, at a distance of 40.0 pass a 3/8" iron rod with cap marked "HBD" set for reference, continue for a total distance of 1475.76 to a 3/8" iron rod with cap marked "HBD" set;

THENCE North 88 degrees 45 minutes 02 seconds West, a distance of 304.00 to a 3/8" iron rod with cap marked "HBD" set;

THENCE North 01 degree 14 minutes 58 seconds East, at a distance of 1435.76 feet pass a 3/8" iron rod with cap marked "HBD" set for reference, continue for a total distance of 1475.76 to the POINT OF BEGINNING of this tract;

Said tract contains a computed area of 10.30 acres of land.

PROPERTY DESCRIPTION: Tract 4

A 10.30 acre tract lying in Survey 4, League 1, J.E. Tucker Subdivision of the Delta County School Lands, Castro County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a point on the North line of Survey 4, whence a 5/8" iron rod found for the Northwest corner of Survey 4 bears North 88 degrees 45 minutes 02 seconds West, 972.0 feet; (Bearings relative to the Texas Coordinate System, North Zone, NAD83)

THENCE South 88 degrees 45 minutes 02 seconds East, along the North line of Survey 4, a distance of 304.00 feet to a point;

THENCE South 01 degree 14 minutes 58 seconds West, at a distance of 40.0 pass a 3/8" iron rod with cap marked "HBD" set for reference, continue for a total distance of 1475.76 to a 3/8" iron rod with cap marked "HBD" set;

THENCE North 88 degrees 45 minutes 02 seconds West, a distance of 304.00 to a 3/8" iron rod with cap marked "HBD" set;

THENCE North 01 degree 14 minutes 58 seconds East, at a distance of 1435.76 feet pass a 3/8" iron rod with cap marked "HBD" set for reference, continue for a total distance of 1475.76 to the POINT OF BEGINNING of this tract;

Said tract contains a computed area of 10.30 acres of land.

PROPERTY DESCRIPTION: Tract 5

A 10.30 acre tract lying in Survey 4, League 1, J.E. Tucker Subdivision of the Delta County School Lands, Castro County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a point on the North line of Survey 4, whence a 5/8" iron rod found for the Northwest corner of Survey 4 bears North 88 degrees 45 minutes 02 seconds West, 1276.0 feet; (Bearings relative to the Texas Coordinate System, North Zone, NAD83)

THENCE South 88 degrees 45 minutes 02 seconds East, along the North line of Survey 4, a distance of 304.00 feet to a point;

THENCE South 01 degree 14 minutes 58 seconds West, at a distance of 40.0 pass a 3/8" iron rod with cap marked "HBD" set for reference, continue for a total distance of 1475.76 to a 3/8" iron rod with cap marked "HBD" set;

THENCE North 88 degrees 45 minutes 02 seconds West, a distance of 304.00 to a 3/8" iron rod with cap marked "HBD" set;

THENCE North 01 degree 14 minutes 58 seconds East, at a distance of 1435.76 feet pass a 3/8" iron rod with cap marked "HBD" set for reference, continue for a total distance of 1475.76 to the POINT OF BEGINNING of this tract;

Said tract contains a computed area of 10.30 acres of land.

PROPERTY DESCRIPTION: Tract 6

A 10.30 acre tract lying in Survey 4, League 1, J.E. Tucker Subdivision of the Delta County School Lands, Castro County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a point on the North line of Survey 4, whence a 5/8" iron rod found for the Northwest corner of Survey 4 bears North 88 degrees 45 minutes 02 seconds West, 1580.0 feet; (Bearings relative to the Texas Coordinate System, North Zone, NAD83)

THENCE South 88 degrees 45 minutes 02 seconds East, along the North line of Survey 4, a distance of 304.00 feet to a point;

THENCE South 01 degree 14 minutes 58 seconds West, at a distance of 40.0 pass a 3/8" iron rod with cap marked "HBD" set for reference, continue for a total distance of 1475.76 to a 3/8" iron rod with cap marked "HBD" set;

THENCE North 88 degrees 45 minutes 02 seconds West, a distance of 304.00 to a 3/8" iron rod with cap marked "HBD" set;

THENCE North 01 degree 14 minutes 58 seconds East, at a distance of 1435.76 feet pass a 3/8" iron rod with cap marked "HBD" set for reference, continue for a total distance of 1475.76 to the POINT OF BEGINNING of this tract;

Said tract contains a computed area of 10.30 acres of land.

PROPERTY DESCRIPTION: Tract 7

A 10.30 acre tract lying in Survey 4, League 1, J.E. Tucker Subdivision of the Delta County School Lands, Castro County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a point on the North line of Survey 4, whence a 5/8" iron rod found for the Northwest corner of Survey 4 bears North 88 degrees 45 minutes 02 seconds West, 1884.0 feet; (Bearings relative to the Texas Coordinate System, North Zone, NAD83)

THENCE South 88 degrees 45 minutes 02 seconds East, along the North line of Survey 4, a distance of 304.00 feet to a point;

THENCE South 01 degree 14 minutes 58 seconds West, at a distance of 40.0 pass a 3/8" iron rod with cap marked "HBD" set for reference, continue for a total distance of 1475.76 to a 3/8" iron rod with cap marked "HBD" set;

THENCE North 88 degrees 45 minutes 02 seconds West, a distance of 304.00 to a 3/8" iron rod with cap marked "HBD" set;

THENCE North 01 degree 14 minutes 58 seconds East, at a distance of 1435.76 feet pass a 3/8" iron rod with cap marked "HBD" set for reference, continue for a total distance of 1475.76 to the POINT OF BEGINNING of this tract;

Said tract contains a computed area of 10.30 acres of land.

PROPERTY DESCRIPTION: Tract 8

A 10.30 acre tract lying in Survey 4, League 1, J.E. Tucker Subdivision of the Delta County School Lands, Castro County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a point on the North line of Survey 4, whence a 5/8" iron rod found for the Northwest corner of Survey 4 bears North 88 degrees 45 minutes 02 seconds West, 2188.0 feet; (Bearings relative to the Texas Coordinate System, North Zone, NAD83)

THENCE South 88 degrees 45 minutes 02 seconds East, along the North line of Survey 4, a distance of 304.00 feet to a point;

THENCE South 01 degree 14 minutes 58 seconds West, at a distance of 40.0 pass a 3/8" iron rod with cap marked "HBD" set for reference, continue for a total distance of 1475.76 to a 3/8" iron rod with cap marked "HBD" set;

THENCE North 88 degrees 45 minutes 02 seconds West, a distance of 304.00 to a 3/8" iron rod with cap marked "HBD" set;

THENCE North 01 degree 14 minutes 58 seconds East, at a distance of 1435.76 feet pass a 3/8" iron rod with cap marked "HBD" set for reference, continue for a total distance of 1475.76 to the POINT OF BEGINNING of this tract;

Said tract contains a computed area of 10.30 acres of land.

PROPERTY DESCRIPTION: Tract 9

A 11.10 acre tract lying in Survey 4, League 1, J.E. Tucker Subdivision of the Delta County School Lands, Castro County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the Northeast corner of Survey 4;

THENCE South 01 degrees 19 minutes 20 seconds West, along the East line of Survey 4, a distance of 851.68 feet to a point; (Bearings relative to the Texas Coordinate System, North Zone, NAD83)

THENCE North 88 degrees 40 minutes 40 seconds West, at a distance of 30.0 feet pass a 3/8" iron rod with cap marked "HBD" set for reference, continue for a total distance of 568.00 feet to a 3/8" iron rod with cap marked "HBD" set;

THENCE North 01 degree 19 minutes 20 seconds East, at a distance of 810.95 feet pass a 3/8" iron rod with cap marked "HBD" set for reference, continue for a total distance of 850.95 feet to a point in the North line of Survey 4;

THENCE South 88 degrees 45 minutes 02 seconds East, along the North line of Survey 4, a distance of 568.00 to the POINT OF BEGINNING of this tract;

Said tract contains a computed area of 11.10 acres of land.

PROPERTY DESCRIPTION: Tract 10

A 10.58 acre tract lying in Survey 4, League 1, J.E. Tucker Subdivision of the Delta County School Lands, Castro County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a point on the East line of Survey 4, whence a 1/2" iron rod found for the Northeast corner of Survey 4 bears North 01 degree 19 minutes 20 seconds East, 851.68 feet; (Bearings relative to the Texas Coordinate System, North Zone, NAD83)

THENCE South 01 degree 19 minutes 20 seconds West, along the East line of Survey 4, a distance of 811.29 feet to a point;

THENCE South 88 degrees 40 minutes 40 seconds East, at a distance of 30.0 pass a 3/8" iron rod with cap marked "HBD" set for reference, continue for a total distance of 568.00 feet to a 3/8" iron rod with cap marked "HBD" set;

THENCE North 01 degree 19 minutes 20 seconds East, a distance of 811.29 feet to a 3/8" iron rod with cap marked "HBD" set;

THENCE North 88 degrees 40 minutes 40 seconds West, at a distance of 538.00 feet pass a 3/8" iron rod with cap marked "HBD" set for reference, continue for a total distance of 568.00 feet to the POINT OF BEGINNING of this tract;

Said tract contains a computed area of 10.58 acres of land.

PROPERTY DESCRIPTION: Tract 11

A 10.26 acre tract lying in Survey 4, League 1, J.E. Tucker Subdivision of the Delta County School Lands, Castro County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a point on the East line of Survey 4, whence a 1/2" iron rod found for the Northeast corner of Survey 4 bears North 01 degree 19 minutes 20 seconds East, 1662.97 feet; (Bearings relative to the Texas Coordinate System, North Zone, NAD83)

THENCE South 01 degree 19 minutes 20 seconds West, along the East line of Survey 4, a distance of 350.00 feet to a point;

THENCE South 88 degrees 40 minutes 40 seconds East, at a distance of 30.0 pass a 3/8" iron rod with cap marked "HBD" set for reference, continue for a total distance of 1277.06 feet to a 3/8" iron rod with cap marked "HBD" set;

THENCE North 01 degree 19 minutes 20 seconds East, a distance of 350.00 feet to a 3/8" iron rod with cap marked "HBD" set;

THENCE North 88 degrees 40 minutes 40 seconds West, at a distance of 1247.06 feet pass a 3/8" iron rod with cap marked "HBD" set for reference, continue for a total distance of 1277.06 feet to the POINT OF BEGINNING of this tract;

Said tract contains a computed area of 10.26 acres of land.

PROPERTY DESCRIPTION: Tract 12

A 10.26 acre tract lying in Survey 4, League 1, J.E. Tucker Subdivision of the Delta County School Lands, Castro County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a point on the East line of Survey 4, whence a 1/2" iron rod found for the Northeast corner of Survey 4 bears North 01 degree 19 minutes 20 seconds East, 2012.97 feet; (Bearings relative to the Texas Coordinate System, North Zone, NAD83)

THENCE South 01 degree 19 minutes 20 seconds West, along the East line of Survey 4, a distance of 350.00 feet to a point;

THENCE South 88 degrees 40 minutes 40 seconds East, at a distance of 30.0 pass a 3/8" iron rod with cap marked "HBD" set for reference, continue for a total distance of 1277.06 feet to a 3/8" iron rod with cap marked "HBD" set;

THENCE North 01 degree 19 minutes 20 seconds East, a distance of 350.00 feet to a 3/8" iron rod with cap marked "HBD" set;

THENCE North 88 degrees 40 minutes 40 seconds West, at a distance of 1247.06 feet pass a 3/8" iron rod with cap marked "HBD" set for reference, continue for a total distance of 1277.06 feet to the POINT OF BEGINNING of this tract;

Said tract contains a computed area of 10.26 acres of land.

PROPERTY DESCRIPTION: Tract 13

A 10.26 acre tract lying in Survey 4, League 1, J.E. Tucker Subdivision of the Delta County School Lands, Castro County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a point on the East line of Survey 4, whence a 1/2" iron rod found for the Northeast corner of Survey 4 bears North 01 degree 19 minutes 20 seconds East, 2362.97 feet; (Bearings relative to the Texas Coordinate System, North Zone, NAD83)

THENCE South 01 degree 19 minutes 20 seconds West, along the East line of Survey 4, a distance of 350.00 feet to a point;

THENCE South 88 degrees 40 minutes 40 seconds East, at a distance of 30.0 pass a 3/8" iron rod with cap marked "HBD" set for reference, continue for a total distance of 1277.06 feet to a 3/8" iron rod with cap marked "HBD" set;

THENCE North 01 degree 19 minutes 20 seconds East, a distance of 350.00 feet to a 3/8" iron rod with cap marked "HBD" set;

THENCE North 88 degrees 40 minutes 40 seconds West, at a distance of 1247.06 feet pass a 3/8" iron rod with cap marked "HBD" set for reference, continue for a total distance of 1277.06 feet to the POINT OF BEGINNING of this tract;

Said tract contains a computed area of 10.26 acres of land.

PROPERTY DESCRIPTION: Tract 14

A 10.26 acre tract lying in Survey 4, League 1, J.E. Tucker Subdivision of the Delta County School Lands, Castro County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a point on the East line of Survey 4, whence a 1/2" iron rod found for the Northeast corner of Survey 4 bears North 01 degree 19 minutes 20 seconds East, 2772.97 feet; (Bearings relative to the Texas Coordinate System, North Zone, NAD83)

THENCE South 01 degree 19 minutes 20 seconds West, along the East line of Survey 4, a distance of 350.00 feet to a point;

THENCE South 88 degrees 40 minutes 40 seconds East, at a distance of 30.0 pass a 3/8" iron rod with cap marked "HBD" set for reference, continue for a total distance of 1277.06 feet to a 3/8" iron rod with cap marked "HBD" set;

THENCE North 01 degree 19 minutes 20 seconds East, a distance of 350.00 feet to a 3/8" iron rod with cap marked "HBD" set;

THENCE North 88 degrees 40 minutes 40 seconds West, at a distance of 1247.06 feet pass a 3/8" iron rod with cap marked "HBD" set for reference, continue for a total distance of 1277.06 feet to the POINT OF BEGINNING of this tract;

Said tract contains a computed area of 10.26 acres of land.

PROPERTY DESCRIPTION: Tract 15

A 10.26 acre tract lying in Survey 4, League 1, J.E. Tucker Subdivision of the Delta County School Lands, Castro County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a point on the East line of Survey 4, whence a 1/2" iron rod found for the Northeast corner of Survey 4 bears North 01 degree 19 minutes 20 seconds East, 3122.97 feet; (Bearings relative to the Texas Coordinate System, North Zone, NAD83)

THENCE South 01 degree 19 minutes 20 seconds West, along the East line of Survey 4, a distance of 350.00 feet to a point;

THENCE South 88 degrees 40 minutes 40 seconds East, at a distance of 30.0 pass a 3/8" iron rod with cap marked "HBD" set for reference, continue for a total distance of 1277.06 feet to a 3/8" iron rod with cap marked "HBD" set;

THENCE North 01 degree 19 minutes 20 seconds East, a distance of 350.00 feet to a 3/8" iron rod with cap marked "HBD" set;

THENCE North 88 degrees 40 minutes 40 seconds West, at a distance of 1247.06 feet pass a 3/8" iron rod with cap marked "HBD" set for reference, continue for a total distance of 1277.06 feet to the POINT OF BEGINNING of this tract;

Said tract contains a computed area of 10.26 acres of land.

LEGEND

o = 3/8" Iron Rod set with HBD cap

◎ = Control Monument found as noted.

* = Base Bearing from Record Plat

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Scale 1" = 300'

LAND BOUNDARY SURVEY MADE FOR:

Matt Gfeller
P.O. Box 851
Dimmitt, Texas 79027

NOTES:

1. *This Survey may not reflect all conditions that are contained in the covenants and/or restrictions that affect this property.*
2. *This Survey is subject to any facts which may be disclosed by a full and accurate title search.*
3. *Portions of the plat are exaggerated for clarity.*
4. *Record documents other than those shown may affect this tract.*
5. *Only those easements furnished to the surveyor are shown hereon.*
6. *Tracts numbered for identification only.*

CERTIFICATION:

To: ***Matt Gfeller***

The undersigned does hereby certify that this plat of survey of the property described hereon represents the results of a survey made on the ground under my direction and supervision. This certification expressed or implied hereon applies only to the individuals explicitly listed above, and no other parties.

Field Complete: ~~May 19~~, 2025

K.C. Brown, R.P.L.S. *Date*
Reg. No. 4664

Hagar, Brown & Dorsey, LLC.
LAND SURVEYORS

AMARILLO
4713 S. Western St.
Amarillo, Texas 79109
(806) 352-1007
Texas Firm No: 10027300

info@hbdsurveyors.us

HEREFORD
235 E. 2nd St.
Hereford, Texas 79045
(806) 364-6094
Texas Firm No: 10027301

STATE OF TEXAS REGISTERED K.C. BROWN 4664 PROFESSIONAL LAND SURVEYOR
4-1-2025

Sheet: 1 of 1 | Invoice No.: ***** | Drawn By: J. Pringle

Plat Date: 04/01/2025
Plat No: A14720.dwg

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