

STATE OF TEXAS
COUNTY OF EASTLAND

Field notes of a survey of Real Property and Improvements situated on 117.25 acres of land being out of and part of the W. C. Wheat Survey, Abstract No. 1287, Eastland County, Texas. Said land being formerly described as a called 117.25 acre tract as conveyed in a deed to Lawrence Green recorded in Document No. 2015-3497, Official Public Records, Eastland County, Texas.

Beginning at a 1/2" rebar with survey cap #5085 set in the West line of a called 488.92 acre tract as conveyed in a deed to James Patrick Woods, recorded in Document No. 2014-000999, Official Public Records, Eastland County, Texas; same being the recognized Northeast corner of a called 135.50 acre tract as conveyed in a deed to Jennie Beth Edwards recorded in Document No. 2015-003497, Official Public Records, Eastland County, Texas and the S. E. Pulis Survey, Abstract No. 1415, Eastland County, Texas, for the Southeast corner of this described tract, Lawrence Green called 117.25 acre tract, and the W. C. Wheat Survey.

Thence S 89°29'06" W, 1996.61 feet; with the South line of this described tract, Lawrence Green called 117.25 acre tract, and the W. C. Wheat Survey; same being the North line of Jennie Beth Edwards called 135.50 acre tract and the S. E. Pulis Survey to a 5" wood fence corner found for the Southwest corner of this described tract and Jennie Beth Edwards called 135.50 acre tract. Said point also being the recognized Southeast corner of a called 20.91 acre tract conveyed in a deed to Michael Rosenberger et. ux. recorded in Document No. 2010-001236, Official Public Records, Eastland County, Texas.

Thence N 00°27'12" W, along the general course of an existing fence with the West line of this described tract and Lawrence Green called 117.25 acre tract; same being the East line of a Michael Rosenberger et. ux. called 20.91 acre tract and a called 71.95 acre tract as conveyed in a deed to Tamara Johnston recorded in Document No. 2018-000632, Official Public Records, Eastland County, Texas, at 2668.63 feet passing a 8" Wood Fence corner located in the occupied South line of Eastland County Road No. 560 and continuing a total distance of 2698.25 feet to a 1/2" rebar with survey cap #5085 set in the South line of a called 145.00 acre tract as conveyed in a deed to Harvey D. Hopkins et. ux. recorded in Volume 1836, Page 175, Official Public Records, Eastland County, Texas for the Northwest corner of this described tract and Lawrence Green called 117.25 acre tract.

Thence S 88°37'25" E, 850.67 feet; with the North line of this described tract, Eastland County Road No. 560, and Lawrence Green called 117.25 acre tract; same being the South line of Harvey Hopkins et. ux. called 145.00 acre tract to a 8" wood fence corner found in the West line of a called 387.464 acre tract as conveyed in a deed to Wilks Ranch Texas LTD recorded in Document No. 2015-002499, Official Public Records, Eastland County, Texas for the Northernmost Northeast corner of this described tract and Lawrence Green called 117.25 acre tract.

Thence S 06°48'05" W, 26.83 feet; with the East line of this described tract and Lawrence Green called 117.25 acre tract; same being the West line of Wilks Ranch Texas LTD called 378.464 acre tract to a 1/2" iron rod found in the approximate center of said county road.

Thence with the North line of this described tract and Lawrence Green called 117.25 acre tract; same being the South line of Wilks Ranch Texas LTD called 378.464 acre tract; and being along the approximate center of said county road as follows: Thence S 55°31'55" E, 303.19 feet to a 1/2" iron rod found for corner; Thence S 88°44'43" E, 682.86 feet to a 1/2" iron rod found for corner; Thence S 82°27'29" E, 210.92 feet to a 1/2" iron rod found in the West line of James Patrick Woods called 468.92 acre tract for the Northeast corner of this described tract and Lawrence Green called 117.25 acre tract. Said point also being the Southernmost corner of Wilks Ranch Texas LTD called 378.464 acre tract.

Thence S 00°41'03" E, 2419.09 feet; with the East line of this described tract and Lawrence Green called 117.25 acre tract; same being the West line of James Patrick Woods called 468.92 acre tract to the place of beginning and containing 117.25 acres of land.

Bearings on the above described 117.25 acres were based upon True North as determined by WGS84 G.P.S. Surveying System.

Property subject to the following Right of Ways and or Easements as per Security Title Company Commitment GF Number: EL1900768:

- * Right of way (Blanket) dated January 29, 1921 from G.W. Young and E.L. Young to Humble Pipe Line Co and recorded in Volume 202, Page 82, Deed Records of Eastland County, Texas.
- * Right of way (Blanket) dated May 21, 1922 from G.W. Young, Jr. to Humble Pipe Line Co. recorded in Volume 221, Page 184, Deed Records of Eastland County, Texas.
- * Right of way (Blanket) dated May 29, 1922 from G.W. Young, Jr. to Humble Pipe Line Co., recorded in Volume 218, Page 628, Deed Records of Eastland County, Texas.

FLOOD HAZARD STATEMENT:

The Property and improvements described above are not located in Flood Zone "A" (unless shown on plat) which is defined as areas within the 100 year Flood Zone according to the "Flood Hazard Boundary Map", Community Panel No. 480793 0009 B, for an unincorporated area of Eastland County, Texas as published by the Department of Housing and Urban Development, Federal Insurance Administration, with latest revision dated September 01, 2007.

I, David Williams, Registered Professional Surveyor No. 6502, do hereby certify to Security Title Company of Eastland, Texas, John Allen Hightower, Sr. and Ann Marie Hightower, and Ruth Green that these field notes and accompanying Plat No. JB10140DW correctly represent the facts found on the ground at the time of survey and that this professional service conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition III Survey.



David Williams

Registered Professional Surveyor No. 6502
07/10/2019

