

STATE OF TEXAS

COUNTY OF CONCHO

Field notes of 52.03-acres of land out of L. Gleissner Survey No. 1980, Block 72, Abstract No. 307, Concho County, Texas, and P. McGregor Survey No. 4, Block 72, Abstract No. 1172, Concho County, Texas, and being out of 472.27-acres of land, previously surveyed, described in a General Warranty Deed dated April 5, 2023, recorded in Volume 310, Page 668. Official Public Records, Concho County, Texas, and said 472.27-acres being out of a previously surveyed 806.92-acres of land, and called 807.216-acres in a Special Warranty Deed dated June 2, 2017, recorded in Volume 275, Page 598, Official Public Records, Concho County, Texas, and said 52.03-acres being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod capped "MQI" set in a north-to-south fence in the east line of County Road 4131, in the west line of said 472.27-acres, same being the west line of said 807.216-acres, for the northwest corner of this herein described 52.03-acres of land, from which a 10" cedar fence post found at an angle in the west line of said 472.27-acre tract bears North 02°59'49" East, a distance of 889.52 feet;

Thence South 89°48'24" East, a distance of 1176.27 feet, upon and across said 472.27-acres, to a 1/2" iron rod capped "MQI" set for the northeast corner of this herein described 52.03-acres of land;

Thence South 00°01'11" East, a distance of 1868.55 feet, upon and across and parallel with the east line of said 472.27-acres, to a 1/2" iron rod capped "MQI" set in the north line of a 30-foot-wide Access Easement described in a General Warranty Deed dated December 2, 2023, recorded in Volume 314, Page 41, Official Public Records, Concho County, Texas, for the southeast corner of this herein described 52.03-acres of land;

Thence the following courses and distances, upon and across said 472.27-acres, with the north line of said Access Easement, to 1/2" iron rods capped "MQI" set at angles in the north line of said Access Easement, for angles in the south line of this herein described 52.03-acres of land;

North 83°25'08" West, a distance of 31.05 feet;

North 86°10'10" West, a distance of 138.81 feet;

North 89°03'32" West, a distance of 201.67 feet;

Thence North 60°39'45" West, a distance of 122.14 feet, upon and across said 472.27-acres, to a 1/2" iron rod capped "MQI" set for an angle in the south line of this herein described 52.03-acres of land;

Thence South 71°44'12" West, a distance of 151.14 feet, upon and across said 472.27-acres, to a 1/2" iron rod capped "MQI" set in the north line of said Access Easement, for an angle in the south line of this herein described 52.03-acres of land;

Thence the following courses and distances, upon and across said 472.27-acres, with the north line of said Access Easement, to 1/2" iron rods capped "MQI", set at angles in the north line of said Access Easement, for angles in the south line of this herein described 52.03-acres of land;

North 83°11'56" West, a distance of 61.24 feet;

North 73°45'57" West, a distance of 29.21 feet;

North 55°49'50" West, a distance of 32.36 feet;

North 40°43'50" West, a distance of 47.88 feet;

North 46°56'52" West, a distance of 17.57 feet;

North 55°20'48" West, a distance of 18.77 feet;

North 65°16'12" West, a distance of 21.60 feet;

Thence North 71°52'27" West, a distance of 54.47 feet, upon and across said 472.27-acres, with the north line of said Access Easement, to a 1/2" iron rod capped "MQI" set in the east line of said County Road, in the west lines of said 472.27-acres and said 807.216-acres, at the northwest corner of said Access Easement, for the southwest corner of this herein described 52.03-acres of land, from which a 1/2" iron rod found at the intersection of the west line of said 472.27-acres and the centerline of said Access Easement bears South 09°48'36" West, a distance of 15.16 feet;

Thence North 09°48'36" East, a distance of 844.79 feet, with the west line of said 472.27-acres, with the east line of said County Road, to a 4" cedar fence post found at an angle in the west lines of said 472.27-acres and said 807.216-acres, for an angle in the west line of this herein described 52.03-acres of land;

Thence North 02°59'49" East, a distance of 812.33 feet, generally along a fence, with the west line of said 472.27-acres, the west line of said 807.216-acres, the east line of said County Road 4131, to the Point of Beginning, containing 52.03-acres of land, more or less, subject to all easements of record.

Bearing Basis hereon is Texas State Plane Coordinate System, Reference Frame North American Datum 1983 (2011) (EPOCH 2010.0000), as determined from Global Navigation Satellite System (GNSS) survey equipment by Static, Virtual Reference System (VRS) network and or Real Time Kinematic (RTK). Distances shown hereon are shown as grid Texas State Plane Coordinate System distances.

I, Wesley Ray Quinn, Registered Professional Land Surveyor of Texas, do hereby state that this description represents an actual survey made on the ground this the 22nd day of February, 2024.



Registered Professional Land Surveyor
Texas Registration No. 6625

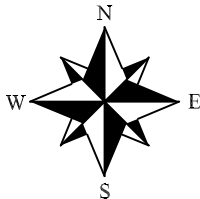
A plat accompanies this metes and bounds description.

Job # 24020009 52.03-acres

Line Table		
Line #	Direction	Length
L1	N 83°25'08" W	31.05'
L2	N 86°10'10" W	138.81'
L3	N 89°03'32" W	201.67'
L4	N 60°39'45" W	122.14'
L5	S 71°44'12" W	151.14'
L6	N 83°11'56" W	61.24'
L7	N 73°45'57" W	29.21'
L8	N 55°49'50" W	32.36'
L9	N 40°43'50" W	47.88'
L10	N 46°56'52" W	17.57'
L11	N 55°20'48" W	18.77'
L12	N 65°16'12" W	21.60'
L13	N 71°52'27" W	54.47'

POINT OF BEGINNING;
FROM WHICH A 10" CEDAR
FENCE POST BEARS
N02°59'49"E, 889.52'

L. GLEISSNER
SURVEY No. 1980
BLOCK 72
ABSTRACT No. 307



OWENS
472.27 ACRES
VOL. 310, PG. 668
O.P.R., C.C., TX

52.03
ACRES

COUNTY ROAD 4131
VARIED WIDTH R.O.W.

30' WIDE MAINTENANCE EASEMENT
VOL. 310, PG. 668
O.P.R., C.C., TX

FROM WHICH A FND
1/2" IRON ROD BEARS
S09°48'36"W, 15.16'

P. McGREGOR
SURVEY No. 4
BLOCK 72
ABSTRACT No. 1172

30' WIDE ACCESS EASEMENT
VOL. 314, PG. 41
O.P.R., C.C., TX

NOTES:

- FIELD NOTES TO ACCOMPANY THIS PLAT
- SURVEY COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS
PROPERTY NOT SHOWN HEREON.

LEGEND

- FENCE CORNER POST WOOD
- SET 1/2" IRON ROD CAPPED "MQI"
- SUBJECT PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- SURVEY/ABSTRACT LINE (APPROXIMATE)
- EASEMENT
- FENCE
- OHE OVERHEAD POWER LINE
- WIND TURBINE
- POWER POLE
- R.O.W. RIGHT-OF-WAY
- O.P.R., C.C., TX OFFICIAL PUBLIC RECORDS, CONCHO COUNTY, TEXAS

BASIS OF BEARINGS

BEARING BASIS HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, REFERENCE FRAME NORTH AMERICAN DATUM 1983 (2011) (EPOCH 2010.0000), AS DETERMINED FROM GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) SURVEY EQUIPMENT BY STATIC, VIRTUAL REFERENCE SYSTEM (VRS) NETWORK AND OR REAL TIME KINEMATIC (RTK).

DISTANCES SHOWN HEREON ARE SHOWN AS GRID TEXAS STATE PLANE COORDINATE SYSTEM DISTANCES.

I, Wesley Ray Quinn, Registered Professional Land Surveyor of Texas, do hereby state that this plat represents an actual survey made under my direction to the best of my knowledge and ability, this the 22nd day of February, 2024.



Wesley Ray Quinn

Registered Prof. Land Surveyor
Texas Registration No. 6625

BOUNDARY SURVEY OF 52.03-ACRES OF LAND OUT OF L. GLEISSNER SURVEY NO. 1980, BLOCK 72, ABSTRACT NO. 307, CONCHO COUNTY, TEXAS, AND P. McGREGOR SURVEY NO. 4, BLOCK 71, ABSTRACT NO. 1172, CONCHO COUNTY, TEXAS, AND BEING OUT OF 472.27-ACRES OF LAND, PREVIOUSLY SURVEYED, DESCRIBED IN A GENERAL WARRANTY DEED DATED APRIL 5, 2023, RECORDED IN VOLUME 310, PAGE 668, OFFICIAL PUBLIC RECORDS, CONCHO COUNTY, TEXAS, AND SAID 472.27-ACRES BEING OUT OF A PREVIOUSLY SURVEYED 806.92-ACRES OF LAND, AND CALLED 807.216-ACRES IN A SPECIAL WARRANTY DEED DATED JUNE 2, 2017, RECORDED IN VOLUME 275, PAGE 598, OFFICIAL PUBLIC RECORDS, CONCHO COUNTY, TEXAS.

SCALE 1" = 225 FEET



FIRM NO. 10194241
P.O. BOX 3506 SAN ANGELO, TEXAS
PHONE: (325) 939-0043 EMAIL: info@mqitx.com
Copyright 2024 All Rights Reserved

FIELD: CG
OFFICE: CG MS
JOB NO.: 24020009

PREPARED FOR:
GREG OWENS