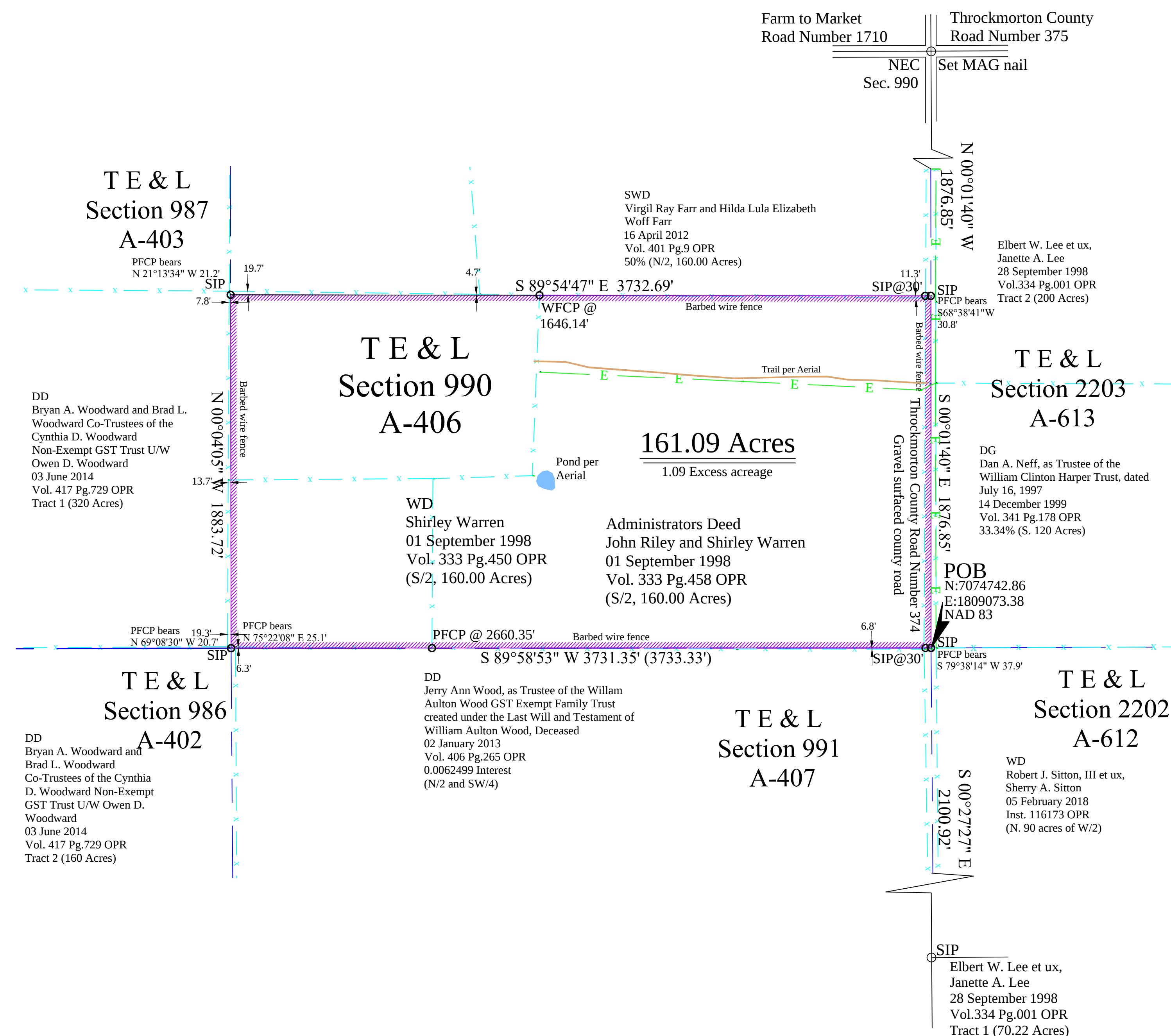




METES AND BOUNDS DESCRIPTION
161.09 Acre Tract

All that certain 161.09 acre tract or parcel of land situated in Texas Emigration & Lands, Section 990, Abstract Number 406, County of Throckmorton, State of Texas, said tract being all of a called 160 acre tract as described in deed to Shirley Warren, filed 01 September 1998, and recorded in volume 333 page 450 of the Official Public Records of said Throckmorton County, and being more particularly described as follows;

BEGINNING for the southeast corner of the tract being described herein at a set 1/2 inch rebar in Throckmorton County Road Number 374, said rebar being the southeast corner of said Section 990, same being the southwest corner of the Texas Emigration & Lands, Section 2203, Abstract Number 613, same being the northwest corner of the Texas Emigration & Lands, Section 2202, Abstract Number 612, same being the northeast corner of the Texas Emigration & Lands, Section 991, Abstract Number 407, from said rebar a pipe fence corner post bears South 79 degrees 38 minutes 14 seconds West, a distance of 37.9 feet, said rebar also having NAD 83 North Central Texas State Plane Coordinates of N:7074742.86, E:1809073.38;

THENCE: South 89 degrees 58 minutes 53 seconds West, with the south line of said Section 990 and the north line of said Section 991, and passing at 30 feet a set 1/2 inch rebar on the west side of said road, and continuing on said course and passing at 2660.35 feet a pipe fence corner post and continuing on said course, a total distance of 3731.35 feet to a set 1/2 inch rebar for southwest corner of said Section 990, same being the northwest corner of said Section 991, same being the northeast corner of the Texas Emigration & Lands, Section 986, Abstract Number 402, same being the southeast corner of the Texas Emigration & Lands, Section 987, Abstract Number 403, from said rebar a pipe fence corner post bears North 75 degrees 22 minutes 08 seconds East, a distance of 25.1 feet and from said rebar another pipe fence corner post bears North 69 degrees 08 minutes 30 seconds West, a distance of 20.7 feet;

THENCE: North 00 degrees 04 minutes 05 seconds West, with the west line of said Section 990 and the east line of said Section 987, a distance of 1883.72 feet to a set 1/2 inch rebar for the northwest corner of this tract, from said rebar a pipe fence corner post bears North 21 degrees 13 minutes 34 seconds West, a distance of 21.2 feet;

THENCE: South 89 degrees 54 minutes 47 seconds East, and passing at 3702.69 feet a set 1/2 inch rebar on the west side of said county road, and continuing on said course a total distance of 3732.69 feet to a set 1/2 inch rebar in said road for the northeast corner of this tract, said rebar being in said county road, from said rebar a pipe fence corner post bears, South 68 degrees 38 minutes 41 seconds West, a distance of 30.8 feet, and from said rebar a set MAG nail being the northeast corner of said Section 990 bears North 00 degrees 01 minutes 40 seconds West, a distance of 1876.85 feet;

THENCE: South 00 degrees 01 minutes 40 seconds East, with the east line of said Section 990, and the west line of said Section 2203, and with said road, a distance of 1876.85 feet to the **POINT OF BEGINNING** and containing 161.09 acres of land.

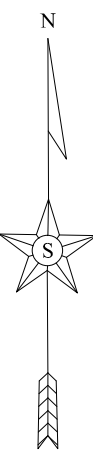
NAD83 Grid Bearings and Distances reflect Surface measurements.

The undersigned does hereby state to Riley Estates, that this map or plat is based upon an on the ground survey performed on 15 June 2021, under my direct supervision, and reflects the boundaries of the parcel as cited in request for survey, this property has access to a public roadway as shown.

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.



ERIC BRENNAN, TEXAS
REGISTERED PROFESSIONAL
LAND SURVEYOR
NUMBER 5560



**** Basis of Bearings ****
NAD83 NCTZ Grid Bearings and
Distances reflect Surface Measurements

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Note:
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 me more existing above ground pipeline that are not shown.The surveyor does not state that all lines have been located.

NOTE:
THE SURVEYOR HAS MADE NO
INVESTIGATION OR INDEPENDENT SEARCH
FOR LEASE LINES, EASEMENTS OF RECORD,
ENCUMBRANCES, RESTRICTIVE CONVENANTS,
OWNERSHIP TITLE EVIDENCE, OR ANY OTHER
FACTS THAT A CURRENT TITLE SEARCH MAY
DISCLOSE.

Proprietary Assets Notice:
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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.

Legend
PP= Power Pole
SIP= Set 1/2 inch Rebar with
plastic cap marked
OWEN SURV 5560
-E-= Overhead Electric Line
FIR= Fd 1/2 inch Rebar

Boundary Survey on 161.09 Acres in the T. E. &
L. Co. Survey, Section 990,
Abstract Number 406,
County of Throckmorton, State of Texas

OWEN SURVEYING CO. FIRM #10069000 WWW.OWENSURVEYING.COM 110 W. ELLIOTT ST., BRECKENRIDGE, TX 76424 PHONE (254)559-9898 FAX (254)559-7372 CELL (254)559-0127		
BOUNDARY PLAT: THROCKMORTON COUNTY DRAWN BY: CH CHECKED BY: EB		
Scale: 1" = 300'	Date: 27 July 2021	Print Number T -1027B