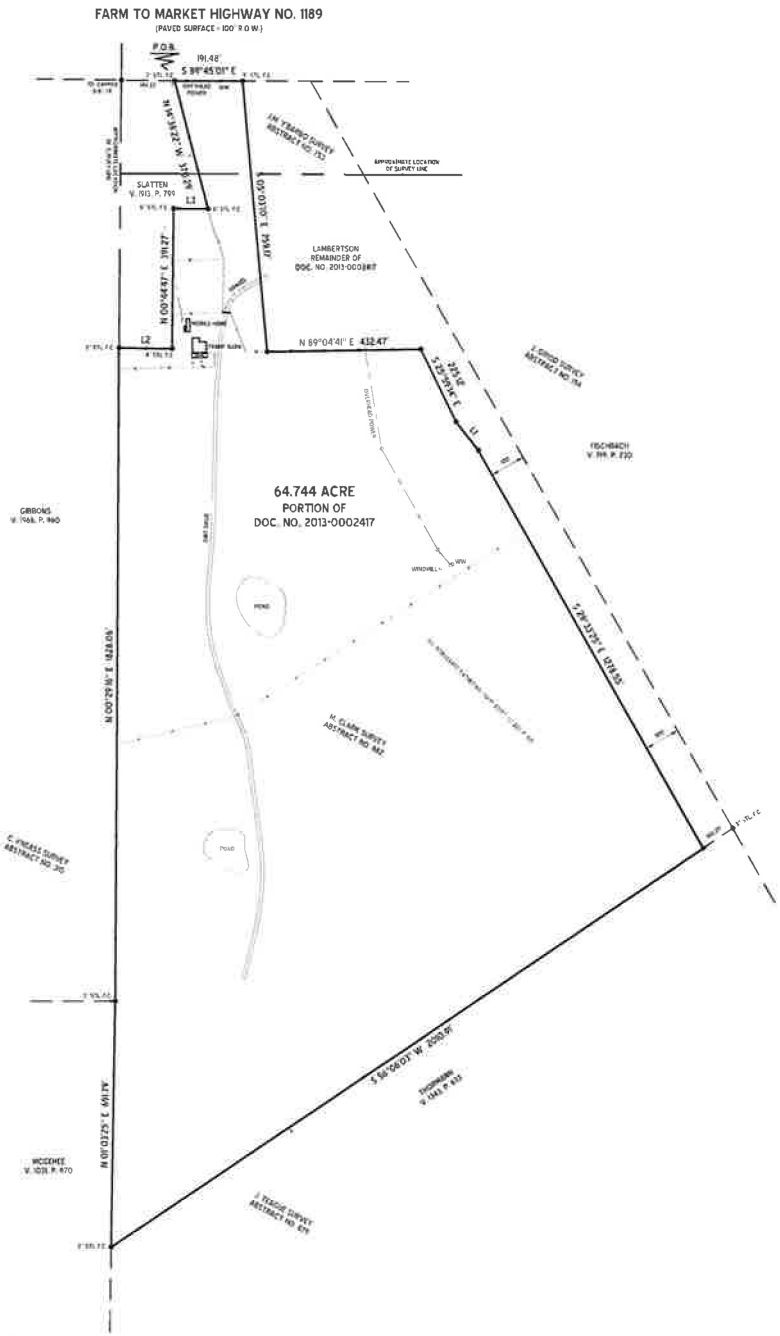
LINE	BEARING	DISTANCE
L1	S 38°17'33" E	101.16'
L2	S 89°09'14" E	149.20'
L3	S 89°10'37" E	97.32'



SURVEY DESCRIPTION

BEING A 64.744 ACRES TRACT OF LAND OUT OF THE J.M. Y'BARBO SURVEY, ABSTRACT 753 AND THE M. CLARK SURVEY, ABSTRACT NO. 882, HOOD COUNTY, TEXAS; BEING A PORTION OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO LAMBERTSON IN DOCUMENT NO. 2013-0002417, OFFICIAL PUBLIC RECORDS, HOOD COUNTY, TEXAS; AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 3" STEEL FENCE CORNER AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO SLATTER IN VOLUME 1913, PAGE 799, O.P.R.H.C.T., ON THE SOUTH RIGHT OF WAY LINE OF FARM TO MARKET HIGHWAY NO. 1189 (A PAVED SURFACE) AND AT THE NORTHWEST CORNER OF SAID LAMBERTSON TRACT FOR THE MOST NORTHERLY NORTHWEST AND BEGINNING CORNER OF THIS TRACT; WHENCE THE NORTHWEST CORNER OF SAID M. CLARK SURVEY IS CALLED TO BEAR N 89°45'01" E 149.33 FEET AND N 00°47'50" W 318.00 FEET;

THENCE S 89°45'01" E 191.48 FEET ALONG THE NORTH BOUNDARY LINE OF SAID LAMBERTSON TRACT AND THE SOUTH RIGHT OF WAY LINE OF SAID FARM TO MARKET HIGHWAY NO. 1189 TO A SET CAPPED 1/2" IRON ROD FOR THE MOST NORTHERLY NORTHEAST CORNER OF THIS TRACT;

THENCE S 05°03'10" E 759.17 FEET TO A SET CAPPED 1/2" IRON ROD FOR AN ELL CORNER OF THIS TRACT;

THENCE N 89°04'41" E 432.47 FEET TO A SET CAPPED 1/2" IRON ROD FOR THE MOST EASTERLY NORTHEAST CORNER OF THIS TRACT;

THENCE S 25°59'14" E 225.12 FEET TO A SET CAPPED 1/2" IRON ROD FOR A CORNER OF THIS TRACT;

THENCE S 38°17'33" E 101.16 FEET TO A SET CAPPED 1/2" IRON ROD FOR A CORNER OF THIS TRACT;

THENCE S 29°33'25" E 1278.55 FEET TO A SET CAPPED 1/2" IRON ROD ON THE SOUTH BOUNDARY LINE OF SAID LAMBERTSON TRACT AND ON THE NORTH BOUNDARY LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO THORMANN IN VOLUME 1343, PAGE 633, O.P.R.H.C.T. FOR THE SOUTHEAST CORNER OF THIS TRACT, WHENCE A 3" STEEL FENCE CORNER AT THE SOUTHEAST CORNER OF SAID LAMBERTSON TRACT BEARS N 56°06'03" E 100.29 FEET;

THENCE S 56°06'03" W 2010.91 FEET ALONG THE COMMON BOUNDARY LINE OF SAID LAMBERTSON TRACT AND SAID THORMANN TRACT TO A 2" STEEL FENCE CORNER AT THE SOUTHWEST CORNER OF SAID LAMBERTSON TRACT FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 01°03'25" E 691.79 FEET ALONG THE WEST BOUNDARY LINE OF SAID LAMBERTSON TRACT TO A 3" STEEL FENCE CORNER AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GIBBONS IN VOLUME 1966, PAGE 960, O.P.R.H.C.T., FOR A CORNER OF THIS TRACT;

THENCE N 00°29'16" E 1828.06 FEET TO A 3" STEEL FENCE CORNER AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO SLATTEN IN VOLUME 1913, PAGE 799, O.P.R.H.C.T. FOR THE MOST WESTERLY NORTHWEST CORNER OF THIS TRACT;

THENCE WITH THE COMMON BOUNDARY LINE OF SAID LAMBERTSON TRACT AND SAID SLATTEN TRACT THE FOLLOWING:
S 89°09'14" E 149.20 FEET TO A 4" STEEL FENCE CORNER FOR A CORNER OF THIS TRACT;
N 00°44'47" E 391.27 FEET TO A 6" STEEL FENCE CORNER FOR A CORNER OF THIS TRACT;
S 89°10'37" E 97.32 FEET TO A 6" STEEL FENCE CORNER FOR A CORNER OF THIS TRACT;
N 14°38'22" W 370.29 FEET TO THE POINT OF BEGINNING.

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO CERTIFY THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION; VISIBLE CONFLICTS, ENCROACHMENTS AND OVERLAPS ARE AS SHOWN ON THIS PLAT OR MAP ATTACHED HERETO; THE AREA & BOUNDARY WERE DETERMINED WITH RESPECT TO THE RECORDED REFERENCES AS SHOWN AND THE INFORMATION PRESENTED IS TRUE & CORRECT TO THE BEST OF MY KNOWLEDGE. IN ADDITION, IT IS NOT INTENDED TO EXPRESS OR IMPLY WARRANTY, GUARANTEE OF OWNERSHIP, OR TRANSFER OF TITLE, AND THIS SURVEY IS SUBJECT TO ALL APPLICABLE COPYRIGHT LAWS FROM THE DATE OF THIS SURVEY. THE USE OF THIS SURVEY IS AT THE SOLE DISCRETION OF THE END-USER AND/OR ASSIGNS. ALL INJURIES, CLAIMS, LOSSES, EXPENSES, DAMAGES, OR CLAIM EXPENSES ARISING FROM THE USE OF THIS SURVEY ARE THE RESPONSIBILITY OF THE END-USER AND/OR ASSIGNS. THE SURVEYOR'S LIABILITY IS LIMITED TO NO GREATER THAN THE FEE CHARGED FOR THE PROFESSIONAL SERVICES RENDERED DURING THE COURSE OF THIS SURVEY. TO PROTECT ALL PARTIES INVOLVED, THIS SURVEY IS ONLY VALID IF ORIGINAL SEAL & SIGNATURE APPEAR ON THE FACE OF THIS SURVEY IN BLUE INK.

MICAH HAMILTON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5885
TEXAS SURVEYING, INC. - MINERAL WELLS BRANCH
112 S.E. 1ST STREET, MINERAL WELLS, TEXAS 76067
MINERALWELLS@TXSURVEYING.COM - 940-325-2155

M180980 - MAY 8, 2018

STATE OF TEXAS
REGISTERED
MICAH HAMILTON
5885
PROFESSIONAL
LAND SURVEYOR

NOTES

1) WITH RESPECT TO THE DOCUMENTS LISTED IN TITLE COMMITMENT NO. 1602892 ITOOC THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS WERE REVIEWED FOR THIS SURVEY

SUBJECT TO THIS FOLLOWING EASEMENT(S) AND/OR DOCUMENT(S): INTRASTATE GATHERING COMP., V. 223, P. 52

ACCORDING TO EASEMENT DESCRIPTIONS, VISIBLY APPARENT LOCATION OF UTILITIES IN THE FIELD, PLAT/MAPS OF RECORD, TEXAS RAILROAD COMMISSION PUBLIC GIS VIEWER, TEXAS UTILITY LOCATION SERVICES (TEXAS811.ORG), AND THE SURVEYOR'S PROFESSIONAL OPINION.

2) OFFICIAL F.E.M.A. FLOOD HAZARD INFORMATION HAS NOT BEEN REVIEWED DURING THE COURSE OF THIS SURVEY. FOR UP TO DATE FLOOD HAZARD INFORMATION PLEASE VISIT THE OFFICIAL F.E.M.A. WEBSITE AT (WWW.FEMA.GOV)

3) ALL CORNERS ARE SET 1/2" IRON RODS WITH RED PLASTIC CAPS STAMPED "TEXAS SURVEYING INC", UNLESS OTHERWISE NOTED.

4) GOVERNMENTAL ENTITIES MAY REQUIRE THIS PROPERTY TO BE FURTHER PLATTED AND RECORDED WITH THE COUNTY CLERK.

5) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 811 AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.

6) PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.

7) BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS AND REFLECT SURFACE ADJUSTED NAD 1983 TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202 USING TEXAS DEPARTMENT OF TRANSPORTATION SURFACE ADJUSTMENT FACTOR OF 1.00012.

MINERAL WELLS BRANCH - 940-325-2155
TEXAS SURVEYING, INC.
FIRM NO. 10194121 - WWW.TXSURVEYING.COM