

COOKE COUNTY, TEXAS

RICHARD TRUBENBACH,
KARL TRUBENBACH AND
SHAWN DANGELMAYR
REMAINDER OF A
CALLED 235.017 ACRES
VOL. 2507, PG. 102
O.P.R.C.C.T.

RICHARD TRUBENBACH, KARL
TRUBENBACH AND
SHAWN DANGELMAYR
PART OF A
CALLED 235.017 ACRES
VOL. 2507, PG. 102
O.P.R.C.C.T.
TRACT 5
(NO BUILDINGS)

20.000 ACRES
871,200 SQ. FT.

RICHARD TRUBENBACH,
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SHAWN DANGELMAYR
REMAINDER OF A
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REMAINDER OF A
CALLED 235.017 ACRES
VOL. 2507, PG. 102
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PROPERTY DESCRIPTION

Being a tract of land situated in the Thomas Toby Survey, Abstract No. 1058, Cooke County, Texas and being part of a called 235.017 acres tract of land described in Deed to Richard Trubenbach, Karl Trubenbach and Shawn Dangelmayr, as recorded in Volume 2507, Page 102, Official Public Records, Cooke County, Texas, and being more particularly described herein as follows:

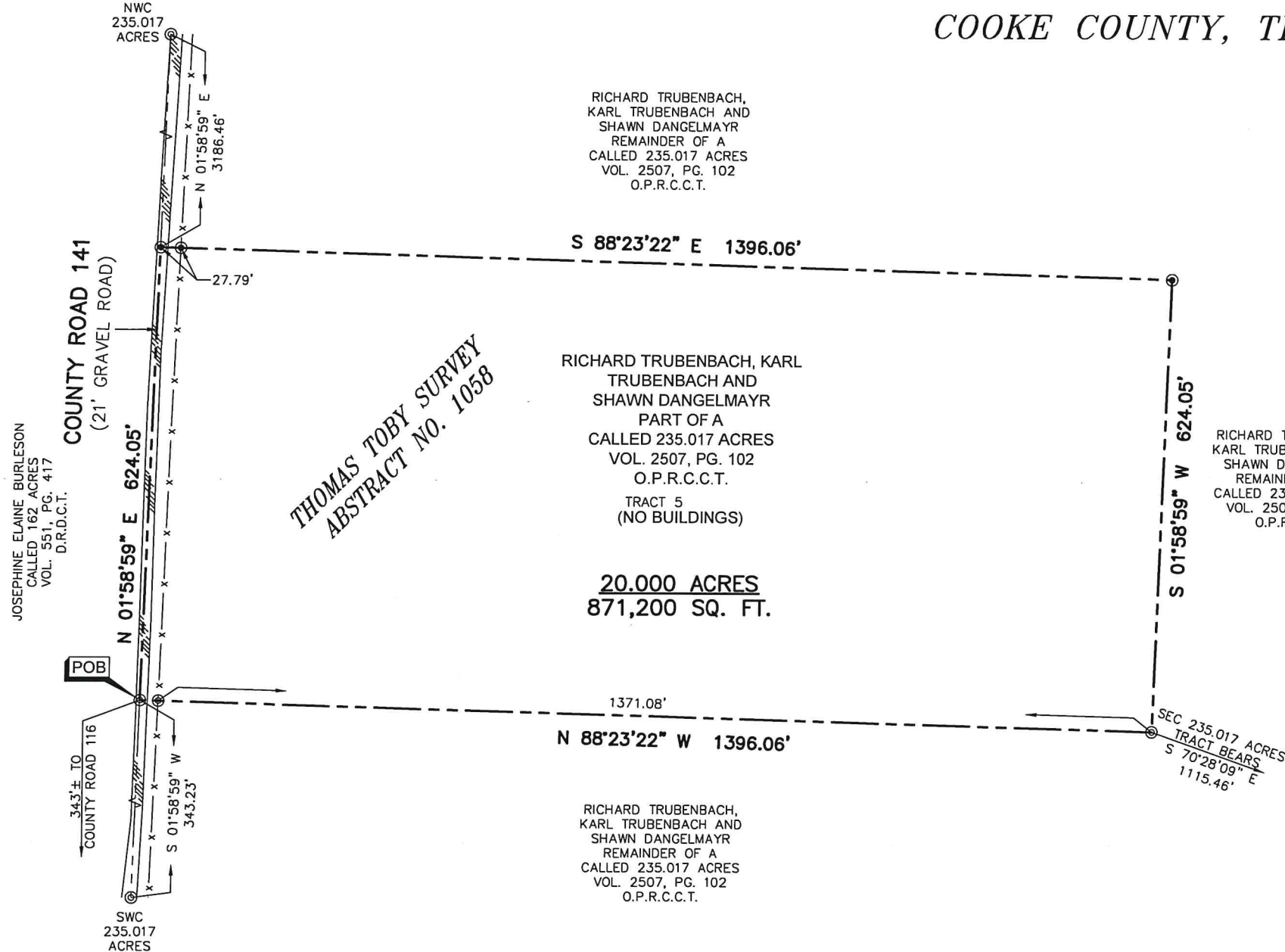
BEGINNING at a 5/8 inch iron rod with plastic cap stamped "PLS, INC" (typical) found in County Road 114 (a public road) in the West line of said 235.017 acres tract and the East line of a called 162 acres tract of land described in Deed to Josephine Elaine Bursleson as recorded in Volume 551, Page 417, Deed Records, Cooke County, Texas for the Southwest corner of the herein described tract, from which the Southwest corner of said 235.017 acres tract bears South 01 degrees 58 minutes 59 seconds West, a distance of 343.23 feet;

THENCE North 01 degrees 58 minutes 59 seconds East, with the West line of said 235.017 acres tract and the East line of said 162 acres tract, along said County Road 114, a distance of 624.05 feet to a 5/8 inch iron rod with plastic cap stamped "VAUGHNS SURVEY CO." (typical) set for the Northwest corner of the herein described tract, from which the Northwest corner of said 235.017 acres tract bears North 01 degrees 58 minutes 59 seconds East, a distance of 3186.46 feet;

THENCE South 88 degrees 23 minutes 22 seconds East, with the North line of the herein described tract, severing said 235.017 acres tract, passing at a distance of 27.79 feet a 5/8 inch iron rod set on the East side of said County Road 114 in a fence line for reference, and continuing along said course, a total distance of 1396.06 feet to a 5/8 inch iron set for the Northeast corner of the herein described tract;

THENCE South 01 degrees 58 minutes 59 seconds West, with the East line of the herein described tract, severing said 235.017 acres tract, a distance of 624.05 feet to a 5/8 inch iron rod found for the Southeast corner of the herein described tract, from which the Southeast corner of said 235.017 acres tract bears South 70 degrees 28 minutes 09 seconds East, a distance of 1115.46 feet;

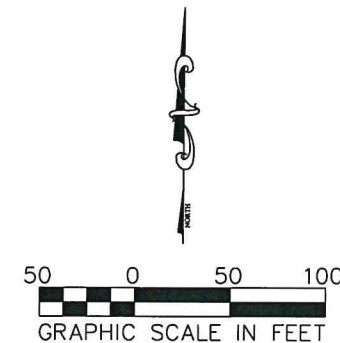
THENCE North 88 degrees 23 minutes 22 seconds West, with the South line of the herein described tract, severing said 235.017 acres tract, passing at a distance of 1371.08 feet a 5/8 inch iron rod found on the East side of said County Road 114 in a fence line for reference, and continuing along said course, a total distance of 1396.06 feet to the **POINT OF BEGINNING** and containing, within the metes and bounds herein recited, 20,000 acres of land, more or less.



- LEGEND**
- — — — — PROPERTY LINE
 - - - - - EASEMENT LINE
 - - - - - ADJOINING PROPERTY LINE
 - ○ ○ ○ ○ CHAIN LINK FENCE
 - II - II - II - WOOD FENCE
 - X - X - X - BARBED WIRE FENCE
 - □ - □ - □ - PIPE FENCE
 - OHU - OHU - OVERHEAD UTILITIES
 - ⊙ = CAPPED IRON ROD SET MARKED "PLS INC"
 - ⊙ = IRON ROD FOUND
 - E.M. = ELECTRIC METER
 - ⊕ = WATER METER
 - = CONCRETE

NOTE:
LEGEND IS TYPICAL. NOT ALL ITEMS IN LEGEND
APPEAR IN DRAWING.

THE COMPLETE LAND TITLE SURVEY SHOWN HEREON COMPRISES 2 PAGES
AND "PAGE 2" ACCOMPANIES AND IS ATTACHED HERETO BY THIS REFERENCE.



PLEASE REFER TO BAR SCALE. DRAWING
MAY HAVE BEEN REDUCED OR ENLARGED.



VAUGHN'S SURVEY CO.
1228 S. U.S. HIGHWAY 377
PILOT POINT, TX. 76258
PHONE 940-808-1191

DRAWN BY:	WDJ
CHECKED BY:	JCV
DATE:	4/18/23
SHEET:	1 OF 2
SCALE:	AS SHOWN

LAND TITLE SURVEY

TBD COUNTY ROAD 141

20.000 ACRES
THOMAS TOBY SURVEY
ABSTRACT NO. 1058
COOKE COUNTY, TEXAS

TBD COUNTY ROAD 141 TRACT 5

TITLE REPORT NOTE

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT AS PROVIDED BY FIRST NATIONAL TITLE INSURANCE COMPANY, REFERENCED BY GF NO. 90676 AND BEARING AN EFFECTIVE DATE OF MARCH 14, 2023.

SCHEDULE B ITEMS

- 1.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE TERMS, CONDITIONS, AND STIPULATIONS CONTAINED IN THE UNITIZATION AGREEMENT RECORDED IN VOLUME 449, PAGE 473, DEED RECORDS, COOKE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10f)
- 2.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE TERMS, CONDITIONS, AND STIPULATIONS CONTAINED IN THE UNITIZATION AGREEMENT RECORDED IN VOLUME 480, PAGE 479, DEED RECORDS, COOKE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10g)
- 3.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THE DESIGNATION OF UNIT RECORDED IN VOLUME 626, PAGE 816, DEED RECORDS, COOKE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10h)
- 4.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE SINCLAIR PIPE LINE COMPANY EASEMENT RECORDED IN VOLUME 391, PAGE 253, DEED RECORDS OF COOKE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10j)
- 5.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE SINCLAIR PIPE LINE COMPANY EASEMENT RECORDED IN VOLUME 391, PAGE 381, DEED RECORDS OF COOKE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10k)
- 6.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE COOKE COUNTY ELECTRIC COOPERATIVE ASSOCIATION, INC. EASEMENT RECORDED IN VOLUME 627, PAGE 769, DEED RECORDS OF COOKE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10l)
- 7.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE UNION TEXAS PETROLEUM CORPORATION RECORDED IN VOLUME 636, PAGE 165, DEED RECORDS OF COOKE COUNTY, TEXAS. CONVEYANCE EXECUTED BY UNION TEXAS PETROLEUM CORPORATION TO UNION TEXAS PRODUCTS CORPORATION, RECORDED IN VOLUME 716, PAGE 25, DEED RECORDS OF COOKE COUNTY, TEXAS. CONVEYANCE AND BILL OF SALE EXECUTED BY UNION TEXAS PRODUCTS CORPORATION TO WESTERN GAS RESOURCES, INC., RECORDED IN VOLUME 833, PAGE 790, DEED RECORDS, COOKE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10m)
- 8.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE COOKE COUNTY ELECTRIC COOPERATIVE ASSOCIATION D/B/A PENTEX ENERGY EASEMENT RECORDED IN VOLUME 252B, PAGE 441, OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10n)

FLOOD NOTE

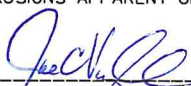
THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN A DESIGNATED ZONE X AND DOES NOT APPEAR TO BE LOCATED IN A 100 OR 500 YEAR FLOOD AREA AS PLOTTED ON COMMUNITY PANEL # 480765 0225 C OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE OR FLOOD HAZARD BOUNDARY MAP BEARING A REVISED EFFECTIVE DATE OF JANUARY 16, 2008.

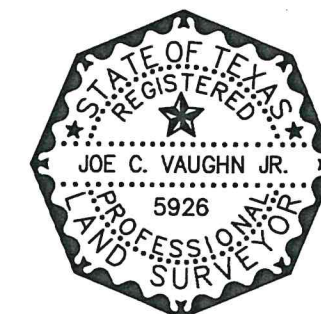
GENERAL NOTES

- 1. ALL BEARINGS CONTAINED HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202), DERIVED FROM GPS OBSERVATION AND DERIVED FROM AN ON-THE-GROUND SURVEY CONDUCTED ON APRIL 7, 2023.
- 2. ALL MONUMENTS SHOWN AS FOUND HEREON WERE CONTROLLING MONUMENTS USED IN THE FINAL BOUNDARY RESOLUTION AS SHOWN.
- 3. THIS SURVEY MAY OR MAY NOT COMPLY WITH CITY AND/OR COUNTY PLATTING REGULATIONS.

SURVEYOR'S CERTIFICATION

This is to certify that, under my personal supervision, a careful survey was made on the ground of the property shown hereon. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. The plat hereon is a careful representation of the subject property as determined by an on-the-ground survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements being as shown, the improvements being within the boundary of the property, setback from property lines the distance indicated and that the distance from the nearest intersecting street or road being as shown on said plat. EXCEPT AS SHOWN THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS APPARENT ON THE GROUND.


 JOE C. VAUGHN, JR.
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5926
 APRIL 18, 2023
 FIRM REGISTRATION NO. 10129300



VAUGHN'S SURVEY CO.
 1228 S. U.S. HIGHWAY 377
 PILOT POINT, TX. 76258
 PHONE 940-808-1191

DRAWN BY:	WDJ
CHECKED BY:	JCV
DATE:	4/18/23
SHEET:	2 OF 2
SCALE:	AS SHOWN

LAND TITLE SURVEY
TBD COUNTY ROAD 141

20.000 ACRES
 THOMAS TOBY SURVEY
 ABSTRACT NO. 1058
 COOKE COUNTY, TEXAS

TBD COUNTY ROAD 141 TRACT 5