

LOCATION MAP
NOT TO SCALE

FIELD NOTES:

A 91.47 ACRE TRACT LYING IN SECTION 15, M.E.P. & P. R.R. CO. SURVEY, ABSTRACT NO. 519, MONTAGUE COUNTY, TEXAS, BEING THAT SAME TRACT AS DESCRIBED AND RECORDED IN INSTRUMENT NO. 1704413, MONTAGUE COUNTY DEED RECORDS, SAID MONTAGUE COUNTY AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 18" WOOD FENCE POST FOUND MARKING THE SOUTHWEST CORNER OF SAID TRACT AS DESCRIBED AND RECORDED IN INSTRUMENT NO. 1704413 FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 00°02'40" EAST 1908.79 FEET, ALONG AN EXISTING BARBED WIRE FENCE, TO A 1/2" IRON ROD SET ON THE SOUTH LINE OF A 46.76 ACRE TRACT AS DESCRIBED AND RECORDED IN VOLUME 310, PAGE 392, SAID MONTAGUE COUNTY DEED RECORDS FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE RUN ALONG SAID SOUTH LINE OF SAID 46.76 ACRE TRACT THE FOLLOWING FOUR (4) BEARINGS AND DISTANCES:

SOUTH 89°15'00" EAST 1353.08 FEET TO A 1/2" IRON ROD SET;

SOUTH 58°42'00" EAST 649.08 FEET TO A 1/2" IRON ROD SET;

SOUTH 38°58'00" EAST 145.22 FEET TO A 1/2" IRON ROD SET;

SOUTH 63°14'00" EAST 241.70 FEET TO A 1/2" IRON ROD SET ON THE EAST LINE OF ABOVE SAID SECTION 15 FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 00°25'30" EAST 1345.38 FEET, ALONG SAID EAST LINE, TO A 1/2" IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE NORTH 89°39'33" WEST 2226.21 FEET, ALONG AN EXISTING BARBED WIRE FENCE, TO THE PLACE OF BEGINNING AND CONTAINING 91.47 ACRES, MORE OR LESS.

M.E.P. & P. R.R. CO. SURVEY
SECTION 15, ABSTRACT NO. 519

91.47 ACRES±

JOHNSON, JAMES MORRIS & GAYLE LAVERNE
110.96 AC. OUT OF SECTION 15,
M.E.P. & P. R.R. CO. SURVEY, ABST. NO. 519
VOL. 145, PG. 202, M.C.D.R.

ONEOK ARBUCKLE PIPELINE, LLC
PERMANENT EASEMENT & RIGHT-OF-WAY
VOL. 433, PG. 288, M.C.D.R.

ELECTRIC LINE EASEMENT
VOL. 892, PAGE 328, M.C.D.R.
(APPROX. LOCATION)

FLOODPLAIN INFORMATION
THIS FLOOD STATEMENT: (i) IS PROVIDED FOR FLOOD INSURANCE PURPOSES ONLY AND IS BASED ON CURRENTLY AVAILABLE INFORMATION THAT IS SUBJECT TO CHANGE; (ii) DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE; AND (iii) SHALL NOT CREATE ANY LIABILITY ON THE PART OF THE SURVEYOR. THE PROPERTY DESCRIBED HEREON DOES NOT LIE WITHIN THE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS DELINEATED ON THAT FLOOD INSURANCE RATE MAP FOR MONTAGUE COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48337C0325D AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND DATED AUGUST 16, 2011, ZONE: X.

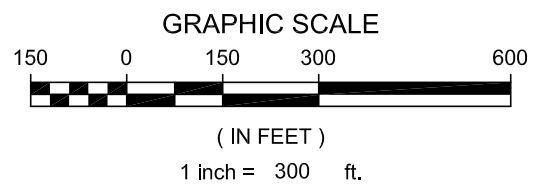
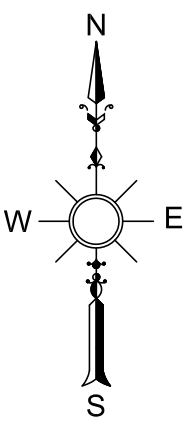


I hereby certify that this survey of the property located at LASSETTER ROAD and being legally described as 91.47 ACRES, out of SECTION NO. 15, M.E.P. & P. R.R. CO. SURVEY, ABSTRACT NO. 519 MONTAGUE County, Texas, was made on the ground, correctly represents the facts found at the time of the survey, and satisfies the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey as of this, the 26 day of JUNE, 2018.

Kerry Maroney
KERRY MARONEY
Registered Professional Land Surveyor No. 2855



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BASIS OF BEARINGS
S 89°15'00" E FOR THE NORTH
LINE OF SUBJECT TRACT PER
VOL. 310, PG. 392, M.C.D.R.