THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE MATTERS THAT AFFECT THIS TRACT THAT ARE NOT SHOWN HEREON.

LEGEND

WV	WATER VALVE
WM	WATER METER
GV	GAS VALVE
BRA MH	BRAZOS RIVER WATER MANHOLE
	FENCE
OH	OVERHEAD
CMP	CORRUGATED METAL PIPE
TR	TELEPHONE RISER
PP	POWER POLE
GW'S	GAS WELLS
CTPM	COWTOWN PIPELINE MARKER
QSPM	QUICK SILVER PIPELINE MARKER
UGPPT	UNDERGROUND PROPANE TANK

Field notes for:-(PARCEL 1)

Part of the G.T. WALTERS SURVEY, Abstract No. 594, and the NANCY DOTSON SURVEY, Abstract No. 151, and the A.W. GATES SURVEY, Abstract No. 205 situated in Hood County, Texas; embracing a portion of the 170-142/1000 acres tract described in the deed to Robert R. and Maria M. Lowden Family Partnership recorded in volume 2086 page 222 of the Real Records of Hood County, Texas and being described by metes and bounds as follows:

Beginning at a ½" iron found for the northeast corner of said 170-142/1000 acres tract, and for the most easterly southeast corner of the First Tract described in the deed to Brazos River Authority recorded in volume 1207 page 302 of the said Real Records, and for the west line of Fall Creek Highway (Farm To Market Highway No. 1190).

Thence south 23 degrees-34 minutes-29 seconds east, along the east line of said 170-142/1000 acres tract, and the said west line of Fall Creek Highway (Farm To Market Highway No. 1190), 1721-85/100 feet to a 5/8" capped iron recovered at the beginning of a curve to the left having a radius of 2904-79/100 feet.

Thence southeasterly, along the east line of said 170-142/1000 acres tract, and the said west line of Fall Creek Highway (Farm To Market Highway No. 1190), and along said curve to the left an arc length of 294-00/100 feet to a 5/8" capped iron recovered at its end. The long chord of said 294-00/100 feet arc bears south 26 degrees-28 minutes-29 seconds east 293-88/100 feet.

Thence south 29 degrees-22 minutes-29 seconds east, continuing along the east line of said 170-142/1000 acres tract, and the said west line of said Fall Creek Highway (Farm To Market Highway No. 1190), 741-17/100 feet to a masonry nail set for the southeast corner of said 170-142/1000 acres tract, in Gee Road.

Thence south 59 degrees-19 minutes-03 seconds west, along the south line of the said 170-142/1000 acres tract, and along Gee Road, 1309-94/100 feet to a railroad spike set in asphalt.

Thence north 30 degrees-40 minutes-57 seconds west 1465-76/100 feet to a 5/8" capped iron set.

Thence north 62 degrees-08 minutes-24 seconds west, at 789-41/100 feet pass a 5/8" capped iron set on the 696 contour elevation of Lake Granbury, in all 997-45/100 feet to the west line of said 170-142/1000 acres tract.

Thence north 27 degrees-51 minutes-36 seconds east, , along the west line of said 170-142/1000 acres tract, 800-08/100 feet to the northwest corner of said 170-142/1000 acres tract in the south line of the Second Tract described in the deed to the Brazos River Authority recorded in volume 1270 page 302 of the said Real Records.

Thence north 80 degrees-31 minutes-48 seconds east, along a northerly line of said 170-142/1000 acres tract, and along the said south line of the said Second Tract, 76-41/100 feet.

Thence south 20 degrees-31 minutes-48 seconds west, continuing along a northerly line of said 170-142/1000 acres tract, and along the said south line of the Second Tract, 20-00/100 feet.

Thence south 69 degrees-28 minutes-12 seconds east, continuing along the said south line of the Second Tract, 140-00/100 feet to the southeast corner of the said Second Tract.

Thence north 21 degrees-41 minutes-52 seconds east, along the east line of the said Second Tract, 30-00/100 feet to the most westerly southwest corner of the said First Tract (volume 1270 page 302).

Thence south 69 degrees-33 minutes-36 seconds east, along the southwest line of the said First Tract, at 82-75/100 feet pass a ½" iron found, in all 334-00/100 feet to a 5/8" capped iron recovered for the most southerly corner of the said First Tract, and a re-entrant corner of said 170-142/1000 acres tract.

Thence north 19 degrees-20 minutes-40 seconds east, along westerly line of said 170-142/1000 acres tract, and the southeast line of the said First Tract, 508-60/100 feet to ½" iron found.

Thence north 52 degrees-45 minutes-27 seconds east, continuing along the northwesterly line of said 170-142/1000 acres tract, and the said southeast line of the First Tract, 637-18/100 feet to the place of beginning and containing 91-000/1000 acres of which 4-129/1000 acres is located below the 696 feet elevation contour, and 19-562/1000 acres lies in the said DOTSON SURVEY, and 0-547/1000 of an acre lies in the said GATES SURVEY, and 70-891/1000 acres lies in the said WALTERS SURVEY, and 0-885/1000 acres lies in Gee Road as fenced.

The basis for bearings is True Direction from the southeast corner of the 170-142/1000 acres tract herein described.

Field notes for:-(PARCEL 2)

Part of the G.T. WALTERS SURVEY, Abstract No. 594, and the NANCY DOTSON SURVEY, Abstract No. 151, situated in Hood County, Texas; embracing a portion of the 170-142/1000 acres tract described in the deed to Robert R. and Maria M. Lowden Family Partnership recorded in volume 2086 page 222 of the Real Records of Hood County, Texas and being described by metes and bounds as follows:

Commencing at a masonry nail set for the southeast corner of said 170-142/1000 acres tract, in the west line of Fall Creek Highway (F. M. Highway No. 1190), and in Gee Road, and run south 59 degrees-19 minutes-03 seconds west, along the south line of the said 170-142/1000 acres tract, and along Gee Road, 1309-94/100 feet to a railroad spike set for the southeast and beginning corner of the tract being described..

Thence south 59 degrees-19 minutes-03 seconds west, continuing along the south line of said 170-142/1000 acres tract, in said Gee Road, 1255-16/100 feet to a 5/8" capped iron recovered for a southwesterly corner of said 170-142/1000 acres tract.

Thence north 18 degrees-13 minutes-35 seconds west 5-86/100 feet to a 5/8" capped iron recovered for a re-entrant corner of said 170-142/1000 acres tract, and for the northeast corner of the tract described in the deed to Charlie W. Sims and Eileen J. Sims recorded in volume 1674 page 933 of the said Real Records.

Thence south 58 degrees-33 minutes-44 seconds west, along the south line of said 170-142/1000 acres tract, and along the north line of the said Sims tract, to and along the most easterly north line of the 4-916/1000 acres tract described in the deed to David E. Lowe recorded in volume 1628 page 1 of the said Real Records, 530 feet to a ½" iron found for the southwest corner said 170-142/1000 acres tract, and for a re-entrant corner of the said 4-916/1000 acres tract.

Thence north 31 degrees-26 minutes-16 seconds west, along the west line of the said 170-142/1000 acres tract, and along the east line of the said 4-916/1000 acres tract, at 1252-79/100 feet pass a ½" iron found, and at 1263-94/100 feet pass the waters edge of Lake Granbury, in all 1583-52/100 feet to the most westerly northwest corner of said 170-142/1000 acres tract.

Thence northeasterly, along the northwest line of the said 170-142/1000 acres tract the following;

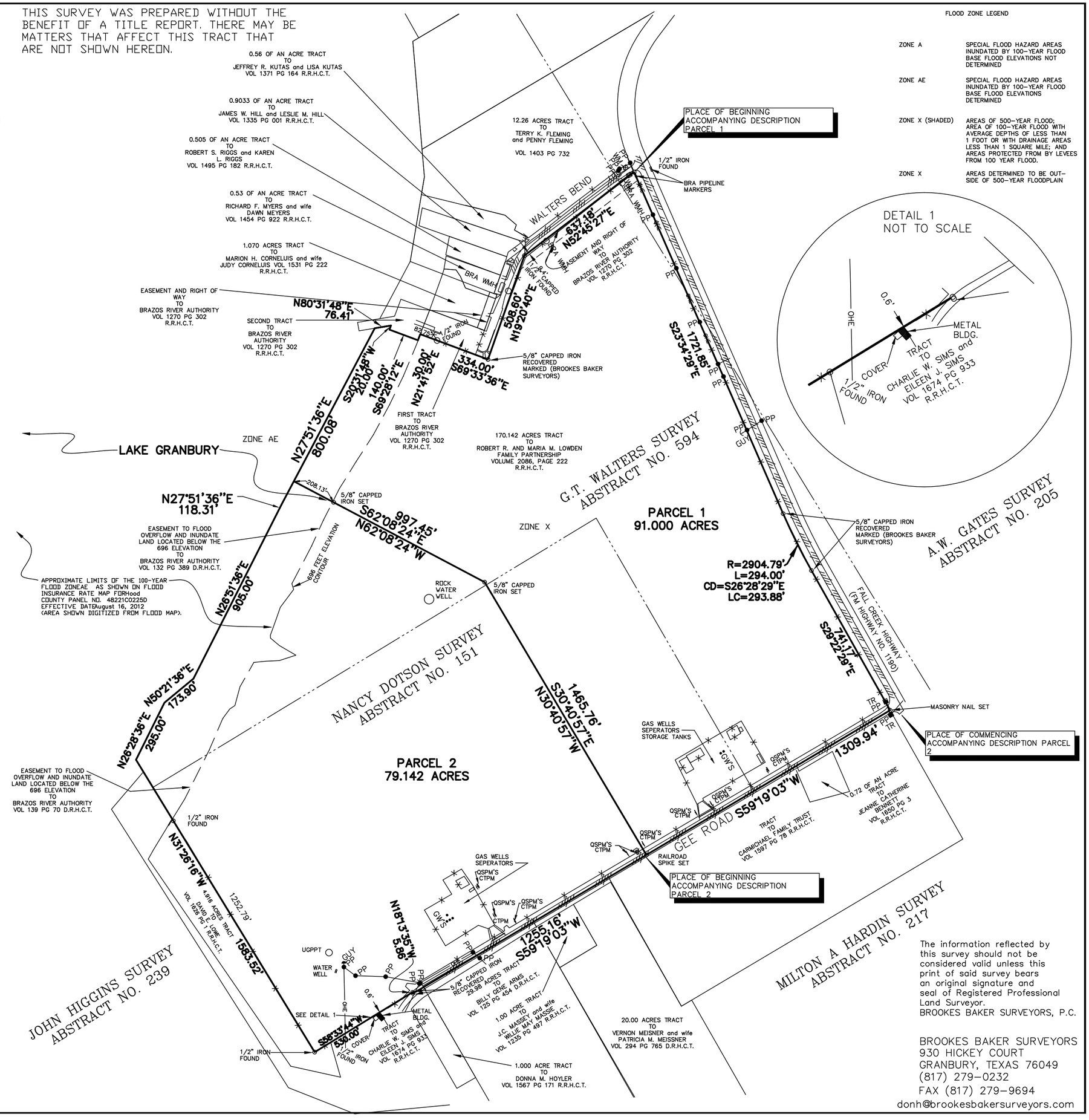
north 26 degrees-28 minutes-36 seconds east, 295-00/100 feet,
north 50 degrees-21 minutes-36 seconds east, 173-90/100 feet,
north 26 degrees-51 minutes-36 seconds east, 905-00/100 feet,
north 27 degrees-51 minutes-36 seconds east, 118-31/100 feet.

Thence south 62 degrees-08 minutes-24 seconds east, at 208-13/100 feet passing a 5/8" capped iron set, in all 997-45/100 feet to a 5/8" capped iron set.

Thence south 30 degrees-40 minutes-57 seconds east 1465-76/100 feet to the place of beginning and containing 79-142/1000 acres of which 8-615/1000 acres is located below the 696 feet elevation contour, and 59-331/1000 acres lies in the said DOTSON SURVEY, and 19-811/1000 acres lies in the said WALTERS SURVEY, and 0-948/1000 of an acre lies in Gee Road as fenced.

The basis for bearings is True Direction from the southeast corner of the 170-142/1000 acres tract herein described.

Parts of the G.T. WALTERS SURVEY, ABSTRACT NO. 594, the NANCY DOTSON SURVEY, ABSTRACT NO. 151, and the A.W. GATES SURVEY, ABSTRACT NO. 205 situated in Hood County, Texas.
We marked or referenced the corners as shown hereon.
The visible conditions along the tract lines are as shown hereon.
Surveyed on the ground in March and April, 2014.
BROOKES BAKER SURVEYORS



FLOOD ZONE LEGEND

ZONE A	SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD BASE FLOOD ELEVATIONS NOT DETERMINED
ZONE AE	SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD BASE FLOOD ELEVATIONS DETERMINED
ZONE X (SHADED)	AREAS OF 500-YEAR FLOOD; AREA OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED FROM BY LEVEES FROM 100 YEAR FLOOD.
ZONE X	AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOODPLAIN

-300 -150 0 300 600 900
GRAPHIC SCALE IN FEET

FILE NAME: DDN14\GATESGND.DWG DRAWN BY: DBC

The information reflected by this survey should not be considered valid unless this print of said survey bears an original signature and seal of Registered Professional Land Surveyor.
BROOKES BAKER SURVEYORS, P.C.

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