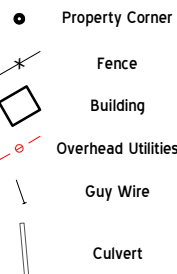
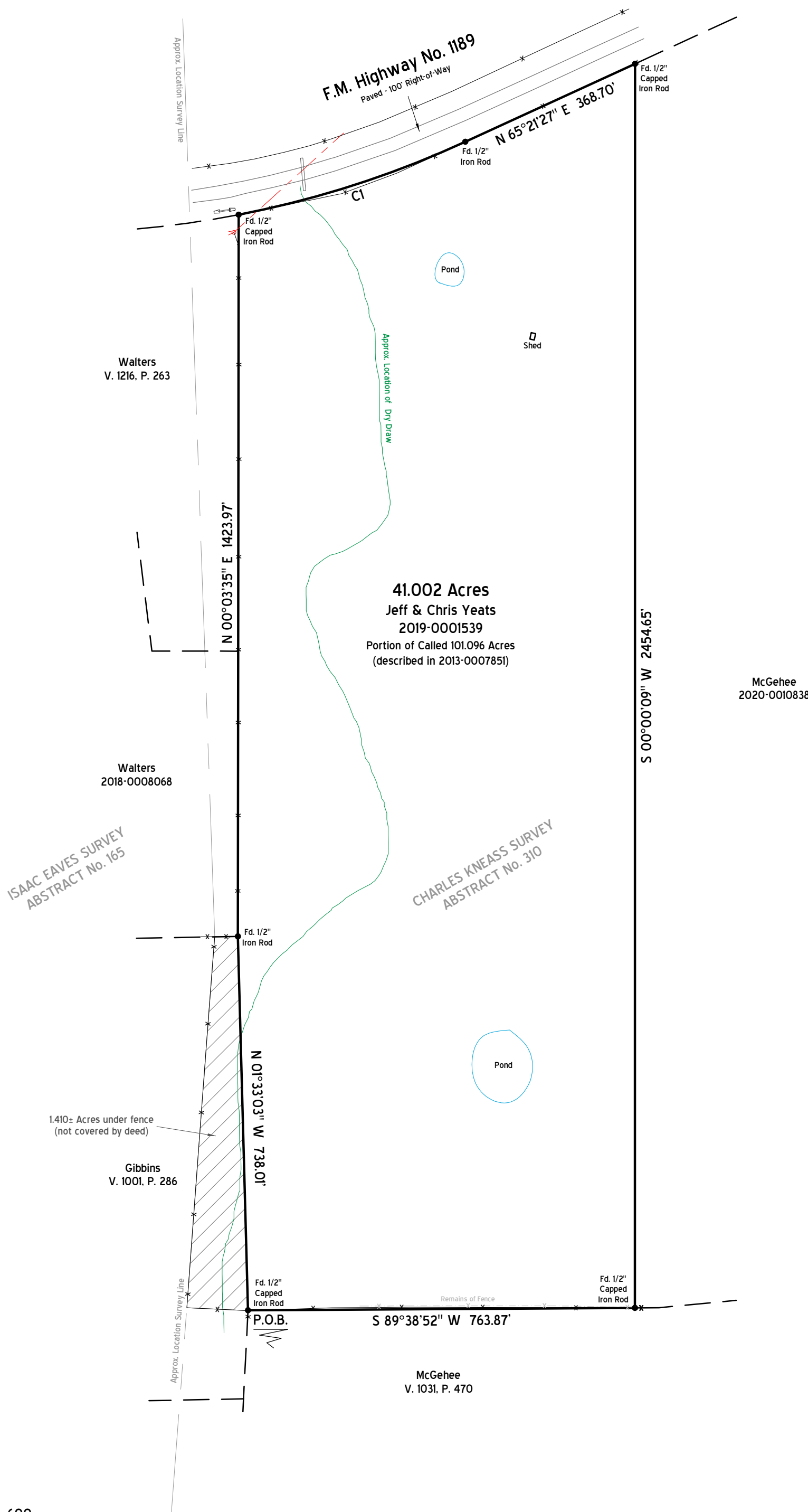


Legend



Curve 1 - C1
Radius: 1959.86'
Arc Length: 471.05'
Chord: N 72°10'00" E 469.91'



Survey Description

BEING a 41.002 acres tract of land out of the CHARLES KNEASS SURVEY, ABSTRACT No. 310, Hood County, Texas; being a portion of that certain called 101.096 acres tract conveyed to Jeff and Chris Yeats and recorded in Document No. 2019-0001539 (described in Document No. 2013-0007851), Official Public Records, Hood County, Texas; and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID):

BEGINNING at a found 1/2" capped iron rod at the southwest corner of said Yeats tract, being in the east line of that certain Gibbins tract described in Volume 1001, Page 286, O.P.R.H.C.T., for the southwest and beginning corner of this tract. WHENCE the Northwest corner of said CHARLES KNEASS SURVEY, ABSTRACT No. 310 is calculated to bear N 04°59'20" W 1710.63 feet.

THENCE N 00°03'35" W 738.01 feet to a found 1/2" iron rod at the northeast corner of said Gibbins tract, being the southeast corner of that certain Walters tract described in Document No. 2018-0008068, O.P.R.H.C.T., for a corner of this tract.

THENCE N 00°03'35" E 1423.97 feet to a found 1/2" capped iron rod in the south line of Farm-to-Market Highway No. 1189 (a paved surface) at the northeast corner of that certain Walters tract described in Volume 1216, Page 263, O.P.R.H.C.T., being the northwest corner of said called 101.096 acres tract, for the northwest corner of this tract.

THENCE along the south line of said Farm-to-Market Highway No. 1189 the following courses and distances: Northeastly along the arc of a curve to the left 471.05 feet, having a radius of 1959.86 feet, whose chord bears N 72°10'00" E 469.91 feet to a found 1/2" iron rod, for a corner of this tract: N 65°21'27" E 368.70 feet to a found 1/2" capped iron rod at the northwest corner of that certain McGehee tract described in Document No. 2020-0010838, O.P.R.H.C.T., for the northeast corner of this tract.

THENCE S 00°00'09" W 2454.65 feet along said McGehee tract (2020-0010838) and this tract to a found 1/2" capped iron rod at the southerly common corner of said McGehee tract (2020-0010838) and this tract, being in the north line of that certain McGehee tract described in Volume 1031, Page 470, O.P.R.H.C.T., for the southeast corner of this tract.

THENCE S 89°38'52" W 763.87 feet along the common line of said McGehee tract (V. 1031, P. 470) and this tract 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.

Kyle Rucker, Registered Professional Land Surveyor No. 6444
Texas Surveying, Inc. - Weatherford Branch
104 S. Walnut St. Weatherford, TX 76086
weatherford@txsurveying.com 817-594-0400
September 21, 2020 - JN200879



Notes:

1) No abstract of title or title commitment was provided to this surveyor. Record research performed by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

2) Currently this tract appears to be located within one or more of the following areas:

Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the F.I.R.M. Community Panel Map No. 48221C0025D, dated August 16, 2012; for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

3) Governmental entities may require this property to be further platted and recorded with the County Clerk.

4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

5) Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.

6) Elevation data shown hereon represents North American Vertical Datum of 1988 (NAVD 88), as computed using the current national geodetic survey geoid model.

7) C.I.R.S. - Set 1/2" iron rod with blue plastic cap stamped "TEXAS SURVEYING INC"

