

OWEN SURVEYING CO.

P. O. BOX 336, BRECKENRIDGE, TX 76424

MICHAEL DAVIS,
PRESIDENT
OFFICE 254-559-9898
FAX 254-559-7372

ERIC BRENNAN, RPLS #5560

www.owensurveying.com

Surveyors Report Page 1 of 2

01 December 2016

Report of Survey-

837.73 Acres located on Stephens County Road Number 146, aka Coon Trail Road in Stephens County, Texas, and being part Section 5 and 6 of the Blind Asylum Lands.

Dear Sirs:

As requested, we have conducted an on the ground comprehensive survey of the abovementioned parcel and have located this parcel using GPS equipment. Bearings are rotated to the North Central Texas State Plain Coordinate System and distances cited are reflective of surface measurements.

Reference should be made to the accompanying plat and metes and bounds description for the following narrative, along with the deeds associated with the parcel referencing original Section corners. This report is presented to help clarify the reasoning for the positions of the original survey\section lines within the area.

Construction Notes are located as follows:

The Point of Beginning is a found 5\8 inch rebar with an aluminum cap marked Clear Fork Surveying. This monument is believed to be the original northwest corner of said Section 5 as originally surveyed on 23 May 1857. It is also believed to be an angle point in the east line of the scrap file of the J. A. Ault Survey, Abstract Number 2833 surveyed 05 October 1918. The reliance of this monument is based upon an extensive search for all monuments cited in the original field notes said Ault survey dated 05 October 1918 and said Section 5. Within said Ault Survey, multiple original corners and witness remains were found to support this monument and its location. The passing calls for creeks along the north line of said Section 5 fit within reasonable certainty as well does the entire length of the north line of said Section 5 to the monumented northeast corner of the same, a found 3\8 inch iron rod. Subsequent B. Parks Survey, Abstract Number 2437, surveyed 26 June 1937 appears to overlap the senior Ault Survey scrap file. The northwest corner of said Parks Survey is represented by a found 1\2 inch rebar bearing North 85 degrees 21 minutes 15 seconds West, a distance of 72.88 feet from said 5\8 inch rod with aluminum cap. The said northwest corner of said Parks Survey fits very well with a Live Oak Stump called to be a witness monument for the same.

The course for the north line was followed as described above to the reconstructed northwest corner of the P. Meadows Survey, Abstract Number 1451, same being the northeast corner of the B. Parks Survey, Abstract Number 2438.

The reconstructed survey line between A-1451 and 2438 was followed southerly to its intersection of the south line of the R. L. Greenlee 104.6 acre tract. The south line of Greenlee deed specifically calls for the south edge of a rock wall with passing calls on each end of the same. The rock wall was found and iron rods placed at the southern corners of the same fitting well with the passing calls as cited in said Greenlee deed.

No monument was found for the common east corner between said Sections 5 and 6. An iron rod was placed in this position as reconstructed. An existing fence along the east line of said Section 6 was used for the east line of the same and being the best evidence of its location.

With an abundance of oil field pipe lines and such along the southern boundary of said Section 6, it is believed that all original corners called for along its boundary have been destroyed. The fence along and near the said southern boundary is not straight and meanders significantly. This fence is not believed to adhere to the south line of said Section 6. In a prior survey performed by this company, a 2 inch pipe was found and recognized as the southwest corner of said Section 6. It has since been destroyed and its position was held and an iron rod as set. Said 2 inch pipe is also believed to be the southern corner of said Ault Survey, same being the southwest corner of the E. Dyer Survey, Abstract Number 2597, surveyed 08 April 1910, being the southwest quarter of said Section 6.

A found 2 inch pipe was found and accepted as the northwest corner of said Dyer Survey. A pipe fence corner post was held as best evidence of the northeast corner of said Dyer Survey. A set 1 1/2 inch rebar was set at the base of pipe fence corner post along the reconstructed common line between said Section 6 and said Section 5 as the northwest corner of the R. Cole Survey, Abstract Number 1397. An iron rod was set at the reconstructed southwest corner of the B. Parks Survey, Abstract Number 2438.

The south line of said A-2437 is marked by a capped iron rods marked "Owen 2010" at the base of a pipe fence corner posts at both ends of an existing barbed wire fence. No original monuments were found to discredit the location of said fence. The iron rods and fence were held as best evidence of the southern line of said A-2437.

The final call of this narrative follows the reconstructed east line of said Ault scrap file same being the said original west line of said Section 5 as stated previously.

In Conclusion:

Many\most original corners in this area where not retrieved or have been destroyed. An extensive search for those corners was conducted. A search for original corners beyond the lands cited above was also conducted to aide in the reconstruction of the subject lands.

Particular interest should be paid to the location of the west line of the First Tract as described in deed to Tom Bloxom, dated 26 December 1970, and recorded in volume 387 page 447 of the Deed Records of said Stephens County. This tract calls to be the junior west line of said B. Parks Survey, Abstract Number 2437. The west line of said A-2437 appears to protrude outside of the senior original boundaries of the said original BAL Section 5 lands and overlapping the senior scrap file of said J. A. Ault Survey Abstract Number 2833. If this deed follows the said junior west line of said A-2437 it will also overlap a called 12 acre survey as described in deed to Judith K. Shaw Crudginton, filed 05 January 1968 and recorded in volume 356 page 409 of said deed records. It is my opinion and interpretation that the west line of this survey should follow the original west line of the senior BAL Section 5, same being the east line of said Ault survey. I have placed my monumentation accordingly as shown on accompanying map and described in accompanying metes and bounds.



Eric Brennan, Texas Registered
Professional Land Surveyor
Number 5560
Dated 01 December 2016

OWEN SURVEYING CO.

P. O. BOX 336, BRECKENRIDGE, TX 76424

MICHAEL DAVIS,
PRESIDENT
OFFICE 254-559-9898
FAX 254-559-7372

ERIC BRENNAN, RPLS #5560

www.owensurveying.com

METES AND BOUNDS DESCRIPTION

837.73 Acre Tract

Page 1 of 2

All that certain 837.73 acre tract or parcel of land situated in the Blind Asylum Lands, Section Number 5, Abstract Number 2437, Abstract Number 2438, Abstract Number 1451, and the Blind Asylum Lands, Section Number 6, Abstract Number 1397, Abstract Number 2367 and Abstract Number 2597, and said tract being all of First Tract, Second Tract as described in Deed to Tom Bloxom, filed 26 December 1970, and recorded in volume 387 page 447 of the Deed Records of said Stephens County Texas, and also being all of Tract 1, a called 160 acre tract, Tract 2, a called 80.9 acre tract, Tract 3, a called 55.4 acre tract of land, Tract 4, a called 226.84 acre tract of land as described in a deed to Tom Bloxom, filed 13 July 1960, and recorded in volume 307, page 394 of said deed records, and also being all of and being more particularly described as follows;

BEGINNING for the most northerly northwest corner of the tract being described herein at a found iron rod with aluminum cap, said rod being the northwest corner of said First Tract, and said rod being the northwest corner of said Section 5, said rod also being on the east line of the J. A. Ault Survey, Abstract Number 2833, same being the southeast corner of the Blind Asylum Lands, Section 4, Abstract Number 2375, said rebar being in Stephens County Road Number 146, and said rebar also having NAD83 NCTZ Grid coordinates of N-6910308.08, E-1851438.29;

THENCE: South 89 degrees 59 minutes 26 seconds East, with the north line of said First Tract and Second Tract, and with the north line of said Section 5, and with said road, a distance of 5107.32 feet to a set 1/2 inch rebar for the most northerly northeast corner of said this tract, same being the northeast corner of said Second tract, and said rebar being the northeast corner of said A-2438, same being the northwest corner of the Blind Asylum Lands, Section 4, Abstract Number 1451, same being the northwest corner of a called 104.6 acre tract of land as described in a deed to R.L. Greenlee, filed 15 June 1960, and recorded in volume 307, page 87 of said deed records;

THENCE: South 00 degrees 00 minutes 58 seconds East, with the east line of said Second Tract, and with the east line of said A-2438, and passing at 24.5 feet a pipe fence corner post on the south line of said road, and continuing on said course with the east line of said A-2438, a total distance of 2303.41 feet to a set 1/2 inch rebar for an inner ell corner of this tract, same being the southwest corner of said Greenlee tract, same being the northwest corner of said Tract 3;

THENCE: South 82 degrees 27 minutes 34 seconds East, with the north line of said Tract 3, same being the south line of said Greenlee tract, passing at 691.87 feet a set 1/2 inch rebar at a rock wall, and continuing on said course and passing at 1781.31 feet a set 1/2 inch rebar at the end of a rock wall, and continuing on said course a total distance of 1798.02 feet to a set 1/2 inch rebar for the most easterly northeast corner of this tract, same being the northeast corner of said Tract 3;

THENCE: South 00 degrees 08 minutes 52 seconds West, with the east line of said Tract 3, and with the east line of said A-1451, and passing at 53.13 feet a set 1/2 inch rebar, and continuing on said course a total distance of 1434.05 feet to a set 1/2 inch rebar at the southeast corner of said Tract 3, same being the northeast corner of said Tract 2, and also being the southeast corner of said A-1451, same being the northeast corner of said A-1397;

THENCE: South 00 degrees 13 minutes 27 seconds West, with the east line of said Tract 2 and Tract 3 and the east line of A-1397 and the east line of said A-2367, passing at 1259.03 feet a pipe fence corner post, and continuing with said a course a distance of 3977.91 feet to a pipe fence corner post for the southeast corner of this tract, same being the southeast corner of said Tract 1, same being the southeast corner of said A-2367;

THENCE: South 89 degrees 59 minutes 06 seconds West, with the south line of said Tract 1 and Tract 4, same being the south line of said A-2367 and A-2597, passing at 2605.39 feet a set 1/2 inch rebar at the southwest corner of said A-2367 and continuing on said course a total distance of 6894.10 feet to a found 2 inch pipe at the southwest corner of said Tract 4, same being the southwest corner of said A-2597;

THENCE: North 00 degrees 01 minutes 16 seconds East, with the west line of said Tract 4, and the west line of said A-2597 to a found 2 inch pipe for the most southerly northwest corner of this tract, same being the northwest corner of said Tract 4, and also being the northwest corner of said A-2597;

THENCE: North 89 degrees 52 minutes 12 seconds East, with the north line of said Tract 4 and the north line of said A-2597, a distance of 4241.33 feet to a pipe fence corner post for an inner ell corner of this tract, same being the northeast corner of said Tract 4, same being the northeast corner of A-2597, same being on the west line of said Tract 1;

THENCE: North 00 degrees 22 minutes 58 seconds East, with the west line of Tract 1 and Tract 2, a distance of 1667.85 feet to a set 1/2 inch rebar at the base of a pipe fence corner post for an inner ell corner of this tract, same being the northwest corner of said Tract 2, same being on the south line of said Second tract, and also being on the northwest corner of said A-1397, same being the south line of A-2438;

THENCE: South 89 degrees 54 minutes 10 seconds West, with the south line of said Second tract and the south line of A-2438, a distance of 756.04 feet to a set 1/2 inch rebar for an ell corner of this tract, same being the southwest corner of said Second tract, and also being the southeast corner of said A-2438;

THENCE: North 00 degrees 00 minutes 58 seconds West, with the west line of said Second tract and the west line of said A-2438, a distance of 1982.85 feet to a found capped iron rod at the base of a pipe fence corner post for an inner ell corner of this tract, same being the southeast corner of said First Tract;

THENCE: North 89 degrees 30 minutes 47 seconds West, with a barbed wire fence, a distance of 3481.56 feet to a found capped iron rod "Stamped 2010" for the most northerly southwest corner of this tract, same being the southwest corner of said First Tract, same being on the east line of said Ault Survey, said rod also being on the east line of a called 12 acre tract as described in deed to Judith K. Shaw Crudginton, filed 05 January 1968, and recorded in volume 356 page 409 of said deed records;

THENCE: North 00 degrees 14 minutes 57 seconds East, with the west line of First Tract and the east line of said Ault Survey, same being the east line of said Crudginton tract, to the POINT OF BEGINNING and containing 837.73 acres of land.

NAD 83 Grid Bearings and Surface Measurements



Eric Brennan, Texas Registered
Professional Land Surveyor
Number 5560
Dated 01 December 2016

NOTE

The 2009 deeds cited on the plat for Elizabeth Ann Bloxom McNallen show a $\frac{1}{4}$ interest in the surface estate. Surveyor Eric Brennan explained that those were only for illustrating metes and bounds for the survey party to use in locating the survey boundaries. He further explained that Owen Surveying was in no way attempting to make any representation as to title to the lands surveyed. The $\frac{1}{4}$ interest deed does not include Elizabeth's title from her inheritance of the lands from the Tom Bloxom Estate, nor do they include the gift deed from her mother, Louise Bloxom. She also claims title from the surface estate by virtue of the deed from her brother, John Tom Bloxom, wherein he conveyed his inherited interest in the lands to Elizabeth. Copies of all the above-mentioned deeds are in the safe deposit box at Frost Bank in Keller, Texas. Each has been recorded in the Deed Records of Stephens County, Texas.

February 3, 2017