

FLOWAGE EASEMENT PER VOL. 157, PG. 118, DEED
RECORDS OF BURLESON COUNTY, TEXAS AFFECTS
SUBJECT PROPERTY AND IS PLOTTED HEREON.

VOL. 994, PG. 714 OPRBCT
KENNETH AND JANE PAGE
(312.36 ACRES)

VOL. 1061, PG. 545 OPRBCT
DENNIS LEE HAVEMANN &
THE O'BRIEN FAMILY LIVING TRUST
(109.786 ACRES)

VOL. 723, PG. 145 OPRBCT
RONALD M. RUST, M.D., TRUSTEE OF
THE MELVIN F. RUST FAMILY TRUST
(162.13 ACRES)

JOHN CHESNEY SURVEY,
ABSTRACT NO. 10

436.644 AC±

VOL. 256, PG. 159 DRBCT
K. S. ADAMS, JR. &
KSA INDUSTRIES, INC.
FIRST TRACT
(370.143 ACRES)

VOL. 157, PG. 118 DRBCT
FLOWAGE EASEMENT
TRACT 919E-1
(11.90 ACRES)

VOL. 157, PG. 115 DRBCT
UNITED STATES OF AMERICA
TRACT 919-2
(64.00 ACRES)

VOL. 204, PG. 385 DRBC
STANLEY M. HOUDECK ET U
REMAINDER OF
(112 ACRES)

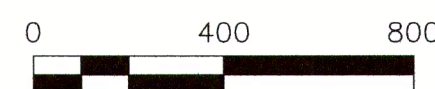
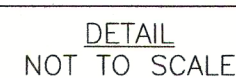
VOL. 156, PG. 395 DRBCT
UNITED STATES OF AMERICA
TRACT 925-1
(238.0 ACRES)

VOL. 256, PG. 159 DRB
K. S. ADAMS, JR. &
KSA INDUSTRIES, INC.
SECOND TRACT
(66.042 ACRES)

VOL. 155, PG. 555 DRBCT
UNITED STATES OF AMERICA
TRACT 924
(1578.00 ACRES)

APPROXIMATE LOCATION
FLOOD ZONE A

APPROXIMATE LOCATION
FLOOD ZONE A



APPROXIMATE LOCATION
FLOOD ZONE A

UNITED STATES OF AMERICA
NO DEED RECORD FOUND

TO KSA INDUSTRIES EXCLUSIVELY, AND FOR USE WITH
THIS TRANSACTION ONLY:

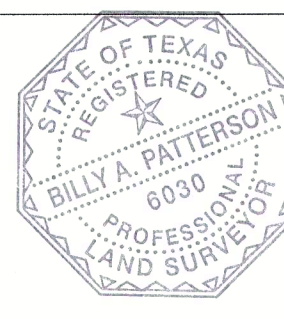
I HEREBY STATE TO THE BEST OF MY KNOWLEDGE:
THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO
AN ACTUAL SURVEY MADE ON THE GROUND IN
MARCH OF 2018; THAT ALL CORNERS ARE
MONUMENTED AS SHOWN HEREOF.

Billy A. Patterson

4/11/18

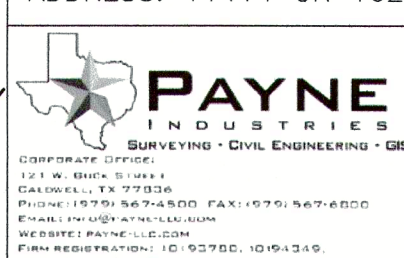
BILLY A. PATTERSON, R.P.L.S. NO. 6030

JOB NUMBER: 1669-001
CLIENT: KSA INDUSTRIES
DATE: APRIL 11, 2018
FIELD CREW: BH, SW
OFFICE: TLW, BP
FB/PG: 73/07 & 10



436.644 ACRES,
MORE OR LESS,
IN THE JOHN CHESNEY SURVEY
ABSTRACT 10,
BURLESON COUNTY, TEXAS

ADDRESS: 11414 CR 162



Land Surveying Company: Payne Industries, LLC
Firm Registration No: 10193780
Phone: (979) 567-4500
Website: www.payne-llc.com

FIELD NOTE DESCRIPTION OF 436.644 ACRES, MORE OR LESS, IN THE JOHN CHESNEY SURVEY, ABSTRACT 10, BURLESON COUNTY, TEXAS, BEING ALL OF THAT TRACT CALLED 370.143 ACRES (FIRST TRACT) AND THE REMAINDER OF THAT TRACT AND ALL OF THAT TRACT CALLED 66.042 ACRES (SECOND TRACT) IN A DEED TO K. S. ADAMS, JR. AND KSA INDUSTRIES, INC. RECORDED IN VOLUME 256, PAGE 159, DRBCT (DEED RECORDS OF BURLESON COUNTY, TEXAS) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8" capped iron rod stamped "TRIAD 5952" found in the southwest line of County Road 162, for the most northerly east corner of said 370.143 acre tract, for the north corner of that tract called 109.786 acres in a deed to Dennis Lee Havemann and the O'Brien Family Living Trust recorded in Volume 1061, Page 545, OPRBCT (Official Public Records of Burleson County, Texas), for the most northerly east corner of this description and from which a 5/8" capped iron rod stamped "TRIAD 5952" found in the northeast line of said Havemann tract bears S 50°24'34" E a distance of 383.18 (S 50°23'57" E, 383.14') feet for reference;

THENCE leaving County Road 162 and the **POINT OF BEGINNING**, with the northwest line of said 109.786 acre tract, **S 42°36'06" W a distance of 2669.99 feet** (S 45°43' W, 2665.38'), to a 5/8" capped iron rod stamped "TRIAD 5952" found for an interior corner of said 370.143 acre tract, for the west corner of said 109.786 acre tract and for an interior corner of this description;

THENCE with the northeast line of said 370.143 acre tract, being also the southwest line of said 109.786 acre tract, **S 48°23'14" E**, passing a 5/8" capped iron rod stamped "TRIAD 5952" found at a distance of 1571.77' for the south corner of said 109.786 acre tract, being also the west corner of that tract called 162.13 acres in a deed to Ronald M. Rust, M.D., Trustee of the Melvin F. Rust Family Trust recorded in Volume 723, Page 145, OPRBCT and **for a total distance of 2911.09 feet** (S 45°16'20" E, 2910.00'), to a 1/2" iron rod set for the most southerly east corner of said 370.143 acre tract, for an interior corner of said Rust tract and for the most southerly east corner of this description;

THENCE with the southeast line of said 370.143 acre tract, **S 42°26'42" W a distance of 1471.33 feet** (S 45°26'30" W, 1463.83') to a brass monument found in the northwest line of the remainder of that tract called 112 acres in a deed to Stanley M. Houdeck et ux recorded in Volume 204, Page 385, DRBCT for a southerly corner of said 370.143 acre tract, for an easterly corner of that tract called 64.00 acres (Tract 919-2) in a deed to the United States of America recorded in Volume 157, Page 115, DRBCT and for a southerly corner of this description;

THENCE leaving said Houdeck tract and with the common line of said 370.143 acre tract and said 64.00 acre tract, the following courses and distances:

1. **N 08°43'12" E a distance of 484.30 feet** (N 11°43' E, 484.34'), to a brass monument found;
2. **N 44°16'58" W a distance of 546.97 feet** (N 41°18' W, 547.25'), to a brass monument found;
3. **S 16°44'21" W a distance of 730.12 feet** (S 19°43' W, 729.90'), to a brass monument found;
4. **S 72°50'08" W a distance of 775.82 feet** (S 75°49' W, 775.19'), to a brass monument found;
5. **N 08°50'54" W a distance of 300.52 feet** (N 05°53' W, 300.49'), to a brass monument found;
6. **N 83°09'20" W a distance of 652.74 feet** (N 80°12' W, 652.44'), to a brass monument found;

7. **S 19°08'30" W a distance of 611.09 feet** (S 22°05' W, 610.79'), to a brass monument found;
8. **S 13°52'54" E a distance of 449.83 feet** (S 10°58' E, 449.63'), to a brass monument found;
9. **S 37°39'59" W a distance of 347.05 feet** (S 40°36' W, 347.02'), to a brass monument found in the northeast line of said 66.042 acre tract, for a southerly corner of said 370.143 acre tract, for the west corner of said 64.00 acre tract, for an interior corner of this description and from which a 1/2" iron rod found for an interior corner of said 370.143 acre tract and the north corner of said 66.042 acre tract bears N 47°19'29" W a distance of 1913.95 feet (N 44°26' W, 1913.45') for reference;

THENCE leaving said 370.143 acre tract and with the common line of said 66.042 acre tract and said 64.00 acre tract, **S 48°03'11" E a distance of 385.21 feet** (N 45°11' W, 385.54'), to a brass monument found in the southwest line of said 64.00 acre tract, for an easterly corner of said 66.042 acre tract, for the north corner of that tract called 1.60 acres (Tract 925-2) in a deed to the United States of America recorded in Volume 156, Page 395, DRBCT and for an easterly corner of this description;

THENCE leaving said 64.00 acre tract and with the common line of said 66.042 acre tract and said 1.60 acre tract, **S 02°55'28" W a distance of 553.74 feet** (N 05°47' E, 554.05'), to a brass monument found in the northwest line of that tract called 1578.00 acres (Tract 924) in a deed to the United States of America recorded in Volume 155, Page 555, DRBCT, for an easterly corner of said 66.042 acre tract, for the south corner of said 1.60 acre tract and for an easterly corner of this description;

THENCE leaving said 1.60 acre tract and with the common line of said 66.042 acre tract and said 1578.00 acre tract, **S 48°41'53" W a distance of 1636.34 feet** (N 51°33'30" E, 1637.04'), to a brass monument found in the northwest line of said 1578.00 acre tract, for a southerly corner of said 66.042 acre tract, for an easterly corner of that tract called 238.0 acres (Tract 925-1) in a deed to the United States of America recorded in Volume 156, Page 395, DRBCT and for a southerly corner of this description;

THENCE leaving said 1578.00 acre tract and with the common line of said 66.042 acre tract and said 238.0 acre tract, the following courses and distances:

1. **N 67°05'09" W a distance of 196.02 feet** (S 64°11' E, 196.07') to a brass monument found;
2. **N 84°58'01" W a distance of 534.91 feet** (S 82°04' E, 535.03') to a brass monument found;
3. **S 52°37'38" W a distance of 210.14 feet** (N 55°29' E, 210.02') to a brass monument found;
4. **N 12°30'26" W a distance of 485.05 feet** (S 09°37' E, 485.00') to a brass monument found;
5. **N 12°27'41" W a distance of 14.87 feet** (S 09°45' E, 14.91') to a 5/8" iron rod found;
6. **N 57°30'14" E a distance of 19.87 feet** (S 60°34' W, 20.00') to a brass monument found;
7. **N 57°39'55" E a distance of 962.66 feet** (S 60°34' W, 962.78') to a brass monument found;
8. **N 20°58'53" E a distance of 750.16 feet** (S 23°52' W, 749.87') to a brass monument found;
9. **N 04°47'07" W a distance of 847.84 feet** (S 01°54' E, 847.84') to a 1/2" iron rod set;
10. **N 60°24'24" W a distance of 808.45 feet** (S 57°30' E, 808.15') to a brass monument found for the most northerly west corner of said 66.042 acre tract, for the north corner of said 238.0 acre tract, for a westerly corner of said 370.143 acre tract, for a point in the southwest line of this description and from which a 1/2" iron rod found for an interior corner of said 370.143 acre tract and for the north corner of said 66.042 acre tract bears N 44°11'22" E a distance of 326.37' (S 46°49' W, 326.88') for reference;

THENCE leaving said 66.042 acre tract and said 238.0 acre tract, with the southwest line of said 370.143 acre tract, the following courses and distances:

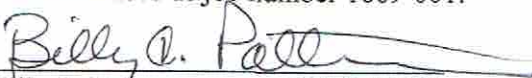
1. **N 04°24'58" E a distance of 699.70 feet** (N 07°16' E, 700.28') to a brass monument found;
2. **S 39°42'43" W a distance of 654.76 feet** (S 42°35' W, 655.15') to a brass monument found;

3. **N 70°17'20" W a distance of 465.94 feet** (N 67°27' W, 466.27') to a brass monument found;
4. **N 08°26'40" E a distance of 315.59 feet** (N 11°17' E, 315.33') to a brass monument found;
5. **N 12°16'38" W a distance of 247.22 feet** (N 09°23' W, 247.22') to a brass monument found in the southeast line of that tract called 312.36 acres in a deed to Kenneth and Jane Page recorded in Volume 994, Page 714, OPRBCT, for the west corner of said 370.143 acre tract and for the west corner of this description;

THENCE with the common line of said 370.143 acre tract and said Page tract, **N 42°44'45" E a distance of 6552.93 feet** (N 45°41'10" E, 6516.27') to a fence post found in the southwest line of County Road 162, for the north corner of said 370.143 acre tract, for the east corner of said Page tract and for the north corner of this description;

THENCE leaving said Page tract and with the common line of County Road 162 and said 370.143 acre tract, **S 46°50'04" E a distance of 1204.95 feet** (S 45°32' E, 1215.58') to the **POINT OF BEGINNING**. There are 436.664 acres, more or less, described in these field notes.

All iron rods set are capped with a plastic cap stamped "Payne 6064". The bearing basis for this survey was determined from GPS observations and refers to Grid North. This description was prepared by Payne Industries, LLC from an on the ground survey performed in March of 2018 and corresponds to a survey plat referenced as job number 1669-001.


Billy A. Patterson RPLS #6030
Job No. 1669-001 4/11/18
April 11, 2018

