



Property Description

BEING a 75.120 acre tract situated in the V. ANDERSON SURVEY, ABSTRACT No. 1, Johnson County, Texas, and being that same called 75 acre tract described in instrument to William and Mercedes Agerton, recorded in Volume 477, Page 85, of the Deed Records of Johnson County, Texas, (D.R.J.C.T.), said 75.120 acre tract being more particularly described as follows:

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) (Grid acreage is 75.102, surface acreage calculated using scale factor of 1.00002).

BEGINNING at a 1/2" iron rod found in the approximate centerline of County Road 605, for the northwest corner of said Agerton tract and the herein described tract, from which a 1/2" iron rod found for reference in the approximate centerline of said County Road 605, bears N 30°08'35" W, 287.50 feet:

THENCE N 59°51'12" E, 2265.15 feet, leaving said County Road 605, with the north line of said Agerton tract, to a 60d Nail found for the northeast corner of said Agerton tract and the herein described tract:

THENCE S 30°25'58" E, with the east line of said Agerton tract, at 451.25 feet pass a 4" steel fence corner post found for the northwest corner of that certain called 21.5 acre tract described in instrument to D. A. and Elvadene Corley, recorded in Volume 441, Page 387, D.R.J.C.T., in all a total distance of 1437.82 feet, to a 1/2" iron rod found in the approximate centerline of County Road 605A, for the southwest corner of said Corley tract, being the southeast corner of said Agerton tract and the herein described tract:

THENCE S 59°38'43" W, with the south line of said Agerton tract, and the approximate centerline of said County Road 605A, at 1395 feet pass the intersection of said County Road 605A with said County Road 605, continuing with the south line of said Agerton tract, a total distance of 2272.43 feet, to a 1/2" iron rod found for the southwest corner of said Agerton tract and the herein described tract:

THENCE N 30°08'35" W, 1446.05 feet, with the west line of said Agerton tract, to the POINT OF BEGINNING and containing 75.120 acres, more or less.

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.

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying, Inc. - Alledo Branch
285 S. Jovita Street, Alledo, TX 76008
alldo@texasurveying.com - 817-441-5263 (LAND)
AN05208 - TITLE - April 1, 2022



Notes:

1) With respect to the documents listed in Title Commitment No. 2205940-RLR the following easements and/or restrictions were reviewed for this survey:

Subject to the following Easement(s) and/or Document(s): Vol. 4044, Pg. 15, (shown): Vol. 4363, Pg. 291, (shown): O.P.R.J.C.T.

According to easement descriptions, visibly apparent location of utilities in the field, plat/maps of record, Texas Railroad Commission Public GIS Viewer, Texas Utility Location Services (Texas811) and the surveyor's professional opinion.

2) Official F.E.M.A. flood hazard information has not been reviewed during the course of this survey, for up to date flood hazard information always visit the official F.E.M.A. website at: www.fema.gov.

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, (Grid) (Grid acreage is 75.102).

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) Utilities shown hereon are based on above ground utility placement, and field locations of reference marks (i.e. pin flags, paint, etc.) per local utilities in reference to Texas 811 ticket number #22589103.

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

Utility Comments Per Texas 811 Ticket No. 22589103:

Energy Transfer - Gas - Did not mark due to cover, but said pipeline runs along east side of property. Pdf provided showing pipeline location. Contact Provided - Tony Kelley - (202) 840-0235 or (713) 969-7079

Barnett Gathering - Gas - Marked Pipeline in Field with Pin Flags along west side of property. Contact Provided - (817) 564-5371

United Cooperative Service - Electric - Marked Contact Provided - www.uco.net Contact Provided - www.uco.net (Surveyor Note - found pin flag & paint mark near SW corner of property)

AT&T - Clear/No conflict

