

STATE OF TEXAS
COUNTY OF EASTLAND

Field Notes of a survey of Real Property and Improvements situated on a 91.79 acre tract of land out of and part of the SE/4 of Section 25 Block 1, H. & T. C. R. R. Co. Survey, Abstract No. 206, Eastland County, Texas, said also consisting of a 85.60 acre tract formerly described as a 89.20 acre tract in a deed to Argie L. Hale, et. ux. recorded in Volume 572 Page 197, Deed Records of Eastland County, Texas and 6.19 acres being formerly called a 6.20 acre tract conveyed to Argie W. Hale recorded in Volume 581 Page 17, Deed Records of Eastland County, Texas. This survey of said 91.79 acres being made for Lisa Hale Corbell by virtue of her request and being more particularly described as follows;

Beginning at a 3/8" spike set at the Southeast corner of Section 25 Block 1, H. & T. C. R. R. Co. Survey and Southeast corner of Argie L. Hale, et. ux. called 89.20 acre tract, said point also being in the North line of the J. O. Carr Survey and James Campbell tract described in Document # 2021-002502, Official Public Records of Eastland County, Texas and also being the Southwest corner of the W. B. Bearden Survey and Barbara Love, et. al. 162.768 acre tract described in Volume 2015 Page 123, Official Public Records of Eastland County, Texas, for the Southeast corner of this described tract.

Thence N 89° 44' 14" W, 2598.60 feet with the South line of this described tract and the South line of Section 25 Block 1, H. & T. C. R. R. Co. Survey, same being the South line of Argie L. Hale, et. ux. called 89.20 acre tract, also the North line of the J. O. Carr Survey and James Campbell tract and along the approximate center of Eastland County Road No. 321, to a gear spindle found at the Southwest corner of the SE/4 of Section 25 Block 1 and Southwest corner of said Argie L. Hale, et. ux. called 89.20 acre tract, for the Southwest corner of this described tract.

Thence N 00° 10' 56" E, with the West line of this described tract and the West line of the SE/4 of Section 25 Block 1, same being the West line of Argie L. Hale, et. ux. called 89.20 acre tract, also being the East line of the SW/4 of Section 25 Block 1 and East line of Cecil Self 96 acre tract described in Volume 1475 Page 267, Official Public Records of Eastland County, Texas and also along the approximate center of Eastland County Road No. 327, at 1552.60 feet passing the South right of way line of the old and abandoned Central Texas Railroad, same being the Northwest corner of Argie L. Hale, et. ux. called 89.20 acre tract, thence continuing along same course for a total distance of 1652.59 feet to a 3/8" spike set in the center of the old and abandoned Central Texas Railroad and approximate center of Eastland County Road No. 327, for the Northwest corner of this described tract.

Thence S 88° 27' 16" E, 1063.35 feet with the North line of this described tract and North line of Argie W. Hale called 6.20 acre tract, same being the centerline of the old and abandoned Central Texas Railroad, to a 1/2" rebar with survey cap # 5085 set at the beginning of a curve to the right, for an angle corner of this described tract.

Thence S 73° 18' 27" E, 1509.58 feet with the Long Chord of said curve to the right on the North line of this described tract and North line of Argie W. Hale called 6.20 acre tract and centerline of the old and abandoned Central Texas Railroad, said curve having a Delta Angle of 30° 33' 00", a Radius of 2965.00 feet, Tangent of 809.74 feet and Arc Length of 1580.93 feet, to a 1/2" rebar with survey cap # 5085 set at the end of said curve, for an angle corner of this described tract.

Thence S 57° 44' 03" E, 104.01 feet with the North line of this described tract and North line of Argie W. Hale called 6.20 acre tract, same being the centerline of the old and abandoned Central Texas Railroad, to a 1/2" rebar with survey cap # 5085 set at its intersection with the East line of Section 25 Block 1, H. & T. C. R. R. Co. Survey and Northeast corner of Argie W. Hale called 6.20 acre tract, said point also being in the West line of the W. B. Beardon Survey and West line of Barbara Love, et. ux. 162.768 acre tract, for the Northeast corner of this described tract.

Thence S 00° 10' 40" W, with the East line of this described tract and East line of Section 25 Block 1, H. & T. C. R. R. Co. Survey, same being the East line of Argie W. Hale called 6.20 acre tract, also being the West line of the W. B. Beardon Survey and West line of Barbara Love, et. al. 162.768 acre tract, at 117.52 feet passing the South line of the old and abandoned Central Texas Railroad right of way and Southeast corner of Argie W. Hale called 6.20 acre tract, same being the Northeast corner of said Argie L. Hale, et. ux. called 89.20 acre tract, at 1118.53 feet passing an iron rod found in the North line of Eastland County Road No. 321, thence continuing along same course for a total distance of 1146.69 feet to the place of beginning and containing 91.79 acres of land of which 2.22 acres of said land lies within the confines of Eastland County Road No.'s 321 and 327.

Bearings on the above described tract were based upon Grid North, Texas North Central Zone, Zone 4202, GPS Surveying System.

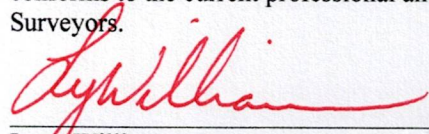
Property may be subject to the following right of ways or easements as shown by Commitment for Title Insurance, T-7, Schedule "B", GF No. 231216.

- (1) Northern Gas Products Company, Easement, Vol. 761 Pg. 610 DRECT. (Blanket in nature)
- (2) Byrl Gene Warren Estate, Non-exclusive ingress, egress and utility Easement, Vol. 2566 Pg. 223 OPRECT.

FLOOD HAZARD STATEMENT

The Property and improvements described above is not in Flood Zone "A" which is defined as areas determined to be within the 100-year flood plain, according to the "Flood Hazard Boundary Map", Community Panel No. 480793 0010 B, for an unincorporated area of Eastland County, Texas as published by the Department of Housing and Urban Development, Federal Insurance Administration, with latest revision dated 09/01/2007.

I, Lynn Williamson, Registered Professional Surveyor No. 5085, do hereby certify to Lisa Hale Corbell, Michael Stanley Hale, Doyle Family Trust and Big County Title Eastland-Branch, that this Plat Numbered JB11607 is from an actual on the ground survey made on the 8th day of August, 2023 under my direct supervision, that all monument exist as shown hereon and this survey substantially conforms to the current professional and technical standards as set forth by the Texas Board of Professional Engineers and Land Surveyors.


Lynn Williamson
Registered Professional Surveyor No. 5085
08/17/2023

