

NOTES

1. This plat is void unless it contains an impression seal and original signature of the surveyor.
2. This plat was prepared for the exclusive use of the individuals and or institutions named in the certificate hereon and is not transferable to additional institutions or subsequent owners without a re-certification by Cornerstone Land Surveying.
3. This plat is the property of Cornerstone Land Surveying. Reproduction of this plat for any purpose is expressly forbidden without the written consent of an authorized agent of Cornerstone Land Surveying. © 2024 All Rights Reserved.
4. Boundary line dimensions shown hereon are as measured or held with this survey. Boundary line dimensions shown in parenthesis are plat and/or deed dimensions and are shown when measured dimensions do not match plat and/or deed dimensions as stated in the T.B.P.E.L.S. General Rules of Procedures and Practices regarding precision (663.15).
5. Record easements shown hereon were disclosed as listed in Schedule B of the title commitment, if provided. Record research performed with this survey was made for the sole 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.
6. Bearings shown herein are relative to Grid North, NAD83, Texas North Zone.

DESCRIPTION

A 483.35 acre tract of land being the West Half and the Northeast Quarter of Section 58, Block K-6, G. B. & C. N. G. RR. Co. Survey, Oldham County, Texas, according to that certain Warranty Deed recorded in Volume 255, Page 446 of the Official Public Records of Oldham County, Texas, and said 483.35 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod, found at the southwest corner of said Section 58, from whence a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928", set in reference bears S. 88°50'25" E., 30.00 feet and N. 01°06'51" E., 30.00 feet (bearings contained herein are relative to Grid North, N.A.D. 83, Texas North Zone, as measured on the ground by Cornerstone Land Surveying on January 3, 2024);

Thence N. 01°06'51" E., 5316.67 feet along the west line of said Section 58 to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928", set at the northwest corner of said Section 58, from whence an aluminum cap stamped "R.P.L.S. 1959" bears N. 01°06'51" E., 5280.06 feet;

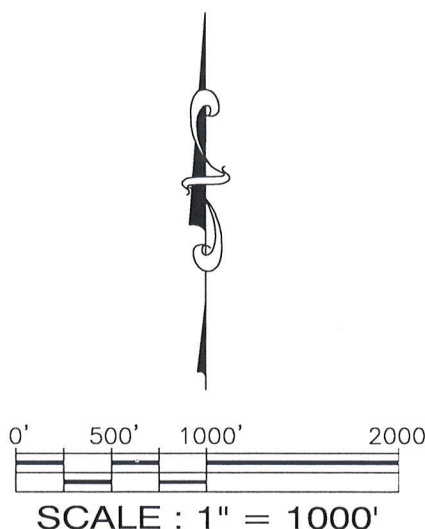
Thence S. 88°49'58" E., along the north line of said Section 58, at 30.00 feet pass a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928", set in reference, continuing for a total distance of 5280.84 feet to an aluminum cap stamped "R.P.L.S. 1959", found at the northeast corner of said Section 58;

Thence S. 01°07'22" W., 2657.98 feet along the east line of said Section 58 to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928", set at the southeast corner of the Northeast Quarter of said Section 58, from whence an aluminum cap stamped "R.P.L.S. 1959", found at the southeast corner of said Section 58 bears S. 01°07'22" W., 2657.98 feet;

Thence N. 88°50'12" W., 2640.22 feet to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928", set at the southwest corner of the Northeast Quarter of said Section 58;

Thence S. 01°07'06" W., along the east line of the West Half of said Section 58, at 2628.16 feet pass a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928", set in reference, continuing for a total distance of 2658.16 feet to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928", set at the southeast corner of the West Half of said Section 58, from whence an aluminum cap stamped "R.P.L.S. 1959", found at the southeast corner of said Section 58 bears S. 88°50'25" E., 2640.02 feet;

Thence N. 88°50'25" W., 2640.02 feet along the south line of said Section 58 to the **POINT OF BEGINNING**.



LEGEND:

- = 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928" (set)
- ⊕ = aluminum cap stamped "R.P.L.S. 1959" (found)
- = 3/8 inch iron rod (found)
- CM = controlling monument

BOUNDARY SURVEY

CERTIFICATE

I do hereby certify to **Ernie Wood**, that this plat is true and correct to the best of my knowledge and belief; and that it was prepared from a survey made on the ground by me or by others under my direct supervision on the 3rd day of January, 2024.



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