

LAND TITLE SURVEY

LEGAL DESCRIPTION

Being a 48.28 acre tract of land out of the J.C. Hall Survey, Abstract No. 394, situated in the City of Decatur, Wise County, Texas, being all of a called Tract One - 42.334 acre tract of land conveyed to Phil's Boys San Angelo, LLC by deed of record in Document Number 202115408 of the Official Public Records of Wise County, Texas, also being all of a called Tract Two - 5.947 acre tract of land conveyed to Phil's Boys San Angelo, LLC by deed of record in Document Number 202115408 of said Official Public Records and being more particularly described by metes and bounds as follows:

BEGINNING at a 6 inch metal fence corner post found in the Southwest right-of-way line of U.S. Highway 287 (a variable width right-of-way), being the East corner of a called 6.774 acre tract of land conveyed to Stallion Oilfield Services, LTD by deed of record in Document Number 2007-15108 of said Official Public Records, also being the North corner of said 42.334 acre tract and hereof;

THENCE, S33°26'22"E, along the Southwest right-of-way line of said U.S. Highway 287, being the common Northeast line of said 42.334 acre tract, a distance of 412.65 feet to a 1/2 inch iron rod found at the Northeast corner of said 42.334 acre tract and the Northeast corner hereof;

THENCE, leaving the Southwest right-of-way line of said U.S. Highway 287, along the East line of said 42.334 acre tract the following four (4) courses and distances:

1. S03°19'28"E, a distance of 411.28 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. S05°48'16"E, a distance of 68.40 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
3. S07°11'50"W, a distance of 438.30 feet to a 1/2 inch iron rod found;
4. S89°47'51"E, a distance of 83.01 feet to a 1/2 inch iron rod found in the West line of said 5.947 acre tract;

THENCE, leaving the East line of said 42.334 acre tract, along the West line of said 5.947 acre tract the following two (2) courses and distances:

1. N00°18'22"W, a distance of 521.42 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. N01°34'26"W, a distance of 320.92 feet to a 60D nail found in the Southwest right-of-way line of said U.S. Highway 287, being the North corner of said 5.947 acre tract;

THENCE, S33°26'22"E, along the Southwest right-of-way line of said U.S. Highway 287, being the common Northeast line of said 5.947 acre tract, a distance of 1,114.23 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northeast corner of a called 3.78 acre tract of land conveyed to Cara Gail Willis by deed of record in Document Number 202300611 of said Official Public Records, being the Easternmost Southeast corner hereof, from which a 6 inch metal fence corner post found at the Southeast corner of said 3.78 acre tract bears S33°26'22"E, a distance of 250.00 feet;

THENCE, leaving the Southwest right-of-way line of said U.S. Highway 287, along the North line of said 3.78 acre tract the following three (3) courses and distances:

1. S88°55'49"W, a distance of 258.51 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. N00°43'23"W, a distance of 64.17 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
3. S88°56'25"W, a distance of 343.00 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of said 3.78 acre tract, being in the East line of said 42.334 acre tract;

THENCE, S00°18'22"E, along the West line of said 3.78 acre tract, being the common East line of said 42.334 acre tract, a distance of 275.00 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of said 3.78 acre tract, being the Southeast corner of said 42.334 acre tract and the most Southerly Southeast corner hereof;

THENCE, N88°09'48"W, along the South line of said 42.334 acre tract, being the common North lines of in part, a called 0.74 acre tract of land conveyed to Targa Midstream Services, LLC by deed of record in Document Number 201405599 of said Official Public Record, in part, a called 2.62 acre tract of land conveyed to Dynegy Midstream Services, Limited Partnership by deed of record in Volume 1444, Page 743 of said Official Public Records, in part, a called 0.24 acre tract of land conveyed to Targa Midstream Services, LLC by deed of record in Document Number 2012-14368 of said Official Public Records, in part, a called 97.238 acre tract conveyed to Leanna D. Furman Separate Property Trust by deed of record in Document Number 202219567 of said Official Public Records and in part, a called 12.61 acre tract of land conveyed to Ruben Elosegui, Nicolas Damien Elosegui, Faith Annelise Elosegui and Shane Dalton Elosegui by deed of record in Document Number 202101000 of said Official Public Records, a distance of 1,653.77 feet to a point from which a 1/2 inch iron pipe found bears S29°30'36"E, a distance of 0.44 feet;

THENCE, N87°47'53"W, along the North line of said 12.61 acre tract, being the common South line of said 42.334 acre tract, a distance of 503.25 feet to a 1/2 inch iron rod found at the Southeast corner of a called First Tract - 20.39 acre tract of land conveyed to The William and Jerry Whiddon Living Trust by deed of record in Document Number 201605895 of said Official Public Records, being the Southwest corner of said 42.334 acre tract and the Southwest corner hereof;

THENCE, N00°30'24"W, along the East line of said 20.39 acre tract, being the common West line of said 42.334 acre tract, a distance of 699.28 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of said 42.334 acre tract and hereof;

THENCE, leaving the East line of said 20.39 acre tract, along the North line of said 42.334 acre tract the following five (5) courses and distances:

1. N88°44'33"E, a distance of 1,636.60 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. N24°50'58"E, a distance of 209.04 feet to a 3 inch metal fence corner post;
3. N17°21'47"E, a distance of 45.05 feet to a 10 inch hackberry tree for corner;
4. N09°04'43"E, a distance of 214.82 feet to a 3 inch metal fence corner post;
5. N06°42'48"E, passing at 279.45 feet, a 3 inch metal fence corner post in the Southeast line of said 6.774 acre tract, a total distance of 284.75 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the Southeast line of said 6.774 acre tract;

THENCE, N64°50'47"E, along the Southeast line of said 6.774 acre tract, being the common North line of said 42.334 acre tract, a distance of 76.66 feet to the **POINT OF BEGINNING** and containing an area of 48.28 acres (2,102,840 square feet) of land, more or less.

(N 88°45'30" E)
N 88°44'33" E (1636.60')

FLOOD NOTE

This property is located in **Non-shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated December 16, 2011 and is located in Community Number 481051 as shown on Map Number 48497C0225D. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.

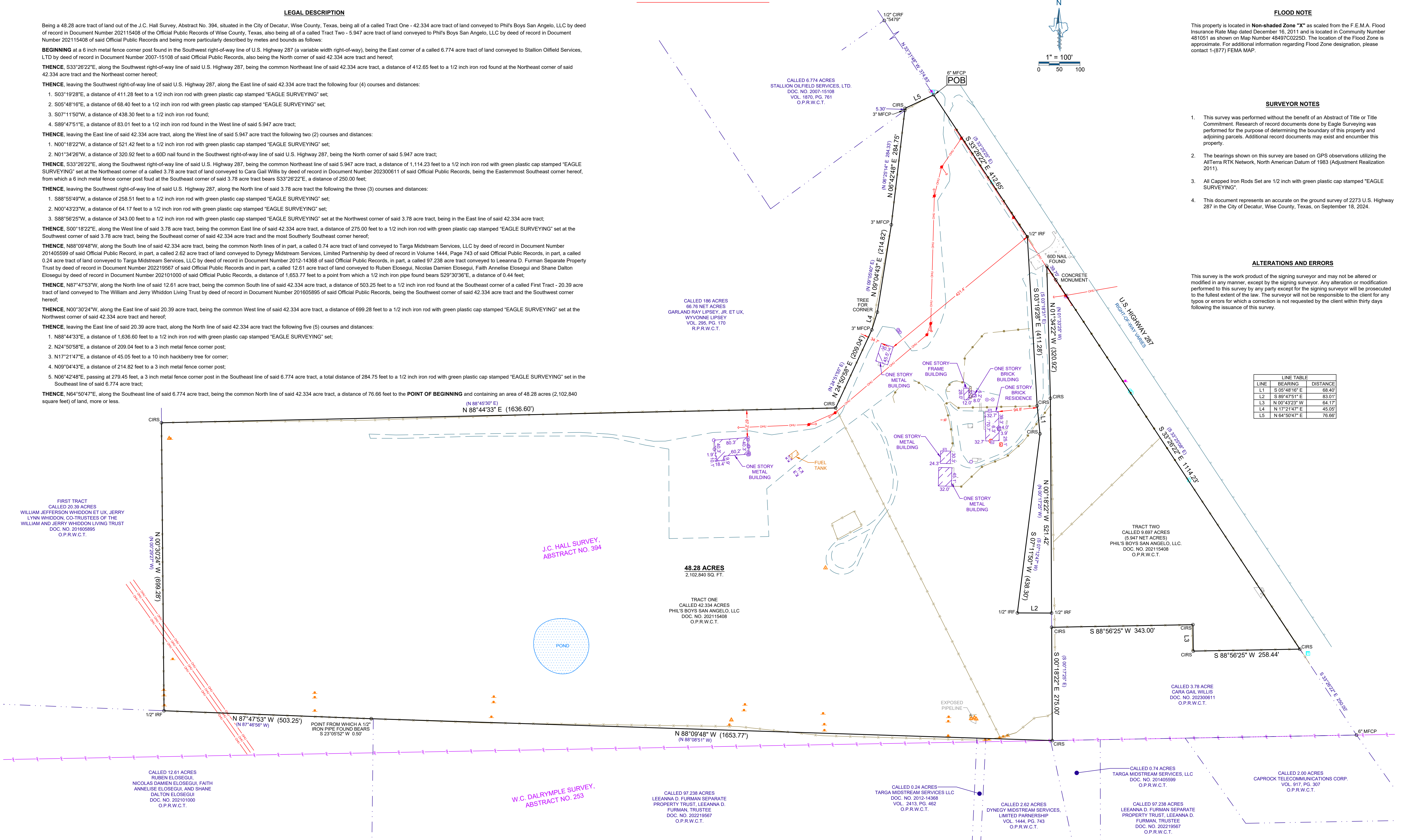
SURVEYOR NOTES

1. This survey was performed without the benefit of an Abstract of Title or Title Commitment. Research of record documents done by Eagle Surveying was performed for the purpose of determining the boundary of this property and adjoining parcels. Additional record documents may exist and encumber this property.
2. The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
3. All Capped Iron Rods Set are 1/2 inch with green plastic cap stamped "EAGLE SURVEYING".
4. This document represents an accurate on the ground survey of 2273 U.S. Highway 287 in the City of Decatur, Wise County, Texas, on September 18, 2024.

ALTERATIONS AND ERRORS

This survey is the work product of the signing surveyor and may not be altered or modified in any manner, except by the signing surveyor. Any alteration or modification performed to this survey by any party except for the signing surveyor will be prosecuted to the fullest extent of the law. The surveyor will not be responsible to the client for any typos or errors for which a correction is not requested by the client within thirty days following the issuance of this survey.

LINE	BEARING	DISTANCE
L1	S 05°48'16" E	68.40'
L2	S 89°47'51" E	83.01'
L3	N 00°43'23" W	64.17'
L4	N 17°21'47" E	45.05'
L5	N 64°50'47" E	76.66'



JOB NUMBER
2409.019

DATE
09/26/2024

REVISION
-

DRAWN BY
TER



Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition II, Land Title Survey.

PRELIMINARY
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Rasbe
R.P.L.S. # 6402

LEGEND

○	Boundary Monumentation	—	Overhead Utilities	⊕	Light Pole	⊗	Well
CIRS	1/2" Capped Iron Rod Set	—	Edge of Asphalt	⊙	Gas Valve	⊕	Sign
CRIF	Capped Iron Rod Found	—	Edge of Gravel	⊕	Power Pole	⊗	Boiled
IRF	Iron Rod Found	—	Pipe Post Fence	⊕	Electric Box	⊕	Flag Post
MFCP	Metal Fence Corner Post	—	Wire Fence	⊕	Electric Meter	⊕	Air Conditioning Unit
VAL	Valve	—	Concrete	⊕	Gas Valve	⊕	Telecommunications Pole
PS	Page	—	Wood	⊕	Gas Well	⊕	Fiber Optic Utility Sign
DOC NO.	Document Number	—	Water	⊕	Buried Gas Utility Sign	⊕	Telecommunications Vault
R.P.R.W.C.T.	Real Property Records, Wise County, Texas	—	Building	⊕	Buried Cable Sign	⊕	Record Call
O.P.R.W.C.T.	Official Public Records, Wise County, Texas	—	Clear				