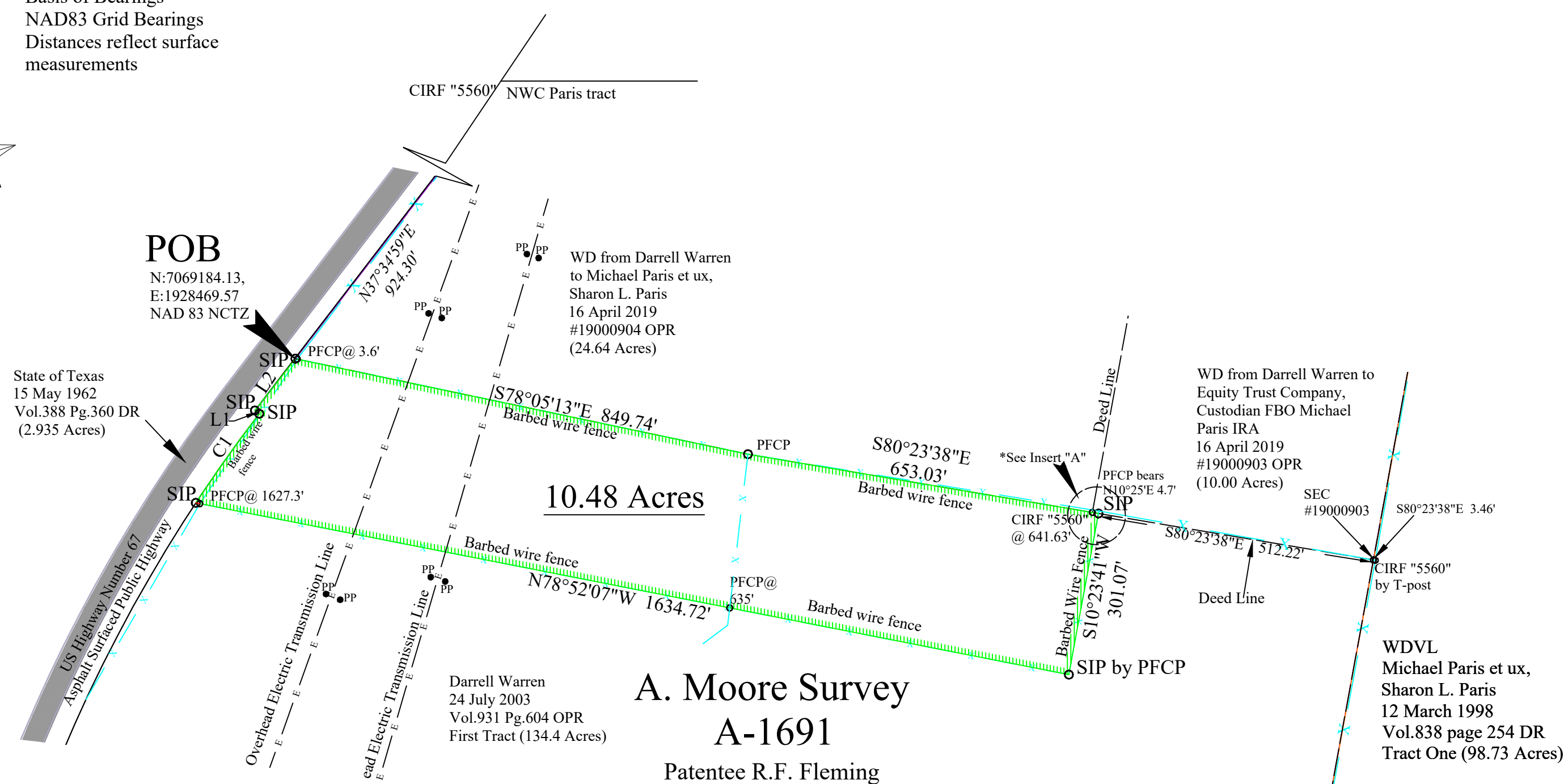
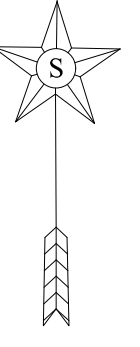


Basis of Bearings
NAD83 Grid Bearings
Distances reflect surface
measurements



METES AND BOUNDS DESCRIPTION
10.48 Acre Tract

All that certain 10.48 acre tract or parcel of land situated in the A. Moore Survey, Abstract Number 1691, County of Young, State of Texas, patentee R. F. Fleming, and said tract being part of First Tract, a called 134.4 acre tract as described in deed to Darrell Warren, filed 24 July 2003, and recorded in volume 931 page 604 of the Official Public Records of said Young County, and being more particularly described as follows;

BEGINNING for the northwest corner of the tract being described herein at a set 1/2 inch rebar on the east line of U. S. Highway Number 67 being a called 2.935 acre tract as described in deed to the State of Texas, filed 15 May 1962, and recorded in volume 388 page 360 of the Deed Records of said Young County, same being the southwest corner of a called 24.64 acre tract as described in deed from said Darrell Warren to Michael Paris et ux, Sharon L. Paris, filed 16 April 2019, and recorded in county clerks instrument number 19000904 of said official public records, said rebar also having NAD83 NCTZ Grid Coordinates of N:7069184.13, E:1928469.57;

THENCE: South 78 degrees 05 minutes 13 seconds East, with the south line of said Paris tract, and passing at 3.6 feet a pipe fence corner post on the east side of said highway and continuing on said course with a barbed wire fence, a total distance of 849.74 feet to a pipe fence corner post for an angle point in the north line of this tract, same being an angle point in the south line of said Paris tract;

THENCE: South 80 degrees 23 minutes 38 seconds East, with the south line of said Paris tract and passing at 641.63 feet a found iron rod with a plastic cap marked 5560 being the southeast corner of said Paris tract, same being the southwest corner of a called 10.00 acre tract as described in deed from said Darrell Warren to Equity Trust Company, Custodian FBO Michael Paris IRA, filed 16 April 2019, and recorded in county clerks instrument number 19000903 of said official public records, and continuing on said course, a total distance of 653.03 feet to a set 1/2 inch rebar in a north-south barbed wire fence for the northeast corner of this tract, from said rebar a pipe fence corner post bears North 10 degrees 23 minutes East, a distance of 4.7 feet, and from said rebar the southeast corner of said Equity Trust tract bears South 80 degrees 23 minutes 38 seconds East, a distance of 512.22 feet from which a found iron rod with a plastic cap marked 5560 by a T-Post bears South 80 degrees 23 minutes 38 seconds East, a distance of 3.46 feet;

THENCE: South 10 degrees 23 minutes 41 seconds West, with a barbed wire fence, a distance of 301.07 feet to a set 1/2 inch rebar by a pipe fence corner post for the southeast corner of this tract;

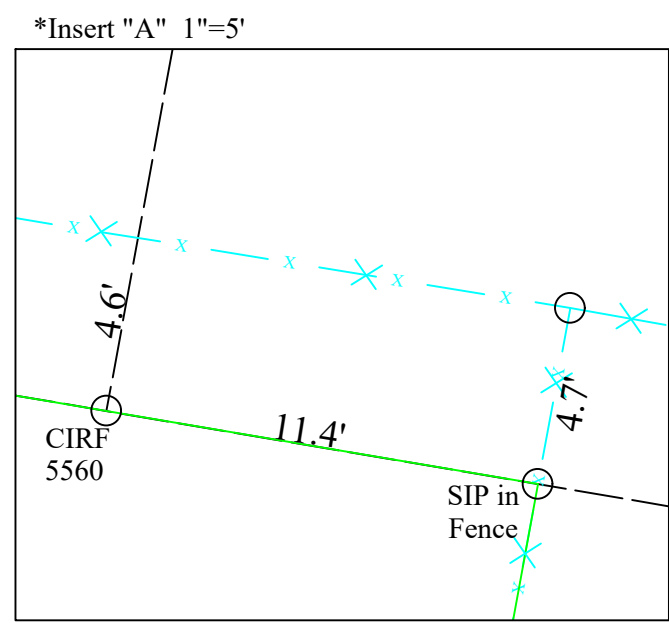
THENCE: North 78 degrees 52 minutes 07 seconds West, with a barbed wire fence, and passing at 635 feet a pipe fence corner post, and continuing on said course, and passing at 1627.3 feet a pipe fence corner post on the east side of said highway, and continuing on said course leaving said fence, a total distance of 1634.72 feet to a set 1/2 inch rebar on the east line of said highway for the southwest corner of this tract;

THENCE: With the east line of said highway the following three (3) calls:
1. With a curve turning to the right, having a central angle of 04 degrees 06 minutes 26 seconds, and having a radius of 2805.35 feet, and with a chord bearing of North 35 degrees 27 minutes 15 seconds East, and a chord length of 201.05 feet, an arc length of 201.10 feet to a set 1/2 inch rebar for an ell corner of this tract and a flare in the east line of said highway;
2. North 52 degrees 29 minutes 32 seconds West, a distance of 10.00 feet to a set 1/2 inch rebar for a corner of this tract and a flare in the east line of said highway;
3. North 38 degrees 00 minutes 45 seconds East, a distance of 120.64 feet to the **POINT OF BEGINNING** and containing 10.48 acres of land.

NAD83 Grid Bearings and Distances reflect surface measurements.

10.48 Acres

A. Moore Survey
A-1691
Patentee R.F. Fleming



Line Table

LINE	BEARING	DISTANCE
L1	N52°29'32"W	10.00'
L2	N38°00'45"E	120.64'

Curve Table

CURVE	DELTA ANGLE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	4°06'26"	201.10'	2805.35'	N35°27'15"E	201.06'

THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR LEASE LINES, EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE CONVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

NOTE:
Adjoining tract data is for informational purposes only and does not represent a complete survey of those lands.
Possible conflicts in adjoining property lines may arise from a current survey of those parcels.
This plat represents a survey of the boundaries and improvements of the parcels cited in request for survey.

Legend

PP= Power Pole	MP= Meter Pole
SIP= Set 1/2 inch Rebar with plastic cap marked OWEN SURV 5560	CIRF= Capped iron rod found
-E- = Overhead Electric Line	-X- = Fence
TPED= Telephone Pedestal	

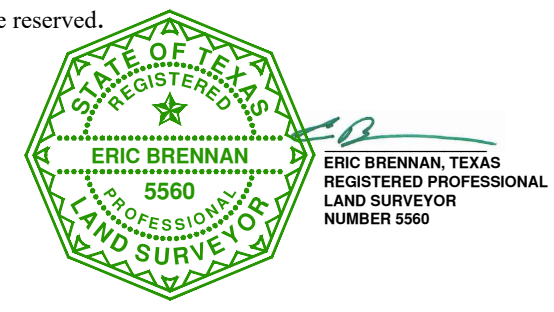
Note:
1. All trails and water bodies are drawn from Aerials and are approximate locations.
2. Pipe Lines Shown are general alignments only. Most are poly lines meandering across the surfaced of the parcel and are subject to slight changes.
3. There may be more existing wells and pipe lines other than show that may not be exposed above ground and are not visible. There may be more existing above ground pipeline that are not shown. The surveyor does not state that all lines have been located.

Proprietary Assets Notice:

This plat and its accompanying field notes, which have been digitally saved, are the exclusive proprietary assets of this surveyor and Owen Surveying Company and therefore all rights for its use are hereby reserved. Any alteration or changes to the original digital copy which is not authorized in writing by this surveyor and Owen Surveying Company is strictly prohibited. Any Alteration to any digital copy of said plat or field notes shall make the unauthorized copy null and void. This surveyor and Owen Surveying Company are not liable for any document that has been altered by any means from its original which was signed, approved and provided by this surveyor and company to its customer. This surveyor and Owen Surveying reserve the right to seek independent legal redress and demand damages for any individual or company making any unauthorized alterations or changes to the original document or any person or company intentionally making use of a document that is known to have unauthorized alterations. If any person becomes aware or has knowledge of any unauthorized use or alteration of this plat or field notes, then that person shall promptly notify this surveyor or Owen Surveying of such unauthorized use or alteration or that person shall become liable for the unauthorized use.

The undersigned does hereby state to Darrell Warren, that the map or plat is based upon an on the ground survey, made on 17 August 2023, under my direct supervision, this survey reflects the boundaries of the parcel as cited in request for survey, this property has access to a public roadway as shown.

This Plat and description was prepared for the exclusive use of the person or persons named in the above statements. Said statement does not extend to any unnamed person without an express restating by the surveyor naming said person. This survey was prepared for the transaction as dated hereon, and IS NOT to be used in any other transactions, and the copyrights are reserved.



Owen Surveying Co., Copyrights Reserved 2023

Boundary survey on 10.48 Acres in the A. Moore Survey, Abstract Number 1691, County of Young, State of Texas

OWEN SURVEYING CO.

FIRM #10069000 WWW.OWENSURVEYING.COM
110 W. ELLIOTT ST., BRECKENRIDGE, TX 76424
PHONE (254)559-9898 FAX (254)559-7372 CELL (254)559-0127

BOUNDARY PLAT: YOUNG COUNTY
DRAWN BY: CH CHECKED BY: EB

Scale: 1" = 200'	Date: 22 August 2023	Print Number Y-424B
---------------------	-------------------------	------------------------