

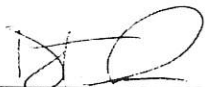
**Legal Description**  
**27.37 Acre Tract**  
**H. T. & B. RR. Co. Survey, Abstract No. 422**  
**Johnson County, Texas**

*Being a tract or parcel of land situated in the H. T. & B. RR. Co. Survey, Abstract No. 422, Johnson County, Texas, being part of a 32.06 acre tract conveyed to Edna R. Hughes and William L. Sullivan by deed recorded in Volume 1632, Page 276, Deed Records, Johnson County, Texas, being more particularly described as follows:*

*Beginning at a 1/2" iron rod found for corner in the east line of a 247.80 acre tract conveyed to Walter B. and Judy Brice Welborn by deed recorded in Volume 1995, Page 756, Deed Records, Johnson County, Texas, being the southwest corner of a 25.20 acre tract conveyed to Texas Land Investors by deed recorded in V.3923, P.952, Deed Records, Johnson County, Texas and the northwest corner of said 32.06 acre tract and of this tract;*  
*Thence North 89°56'02" East with the common line between said 25.20 acre tract and this tract generally along a barb wire fence a distance of 1466.46 feet to a 6" wood corner post found for corner, being the northwest corner of a 4.39 acre tract conveyed to Kimberly Ann Gerdeman by deed recorded in Volume 3317, Page 252, Deed Records, Johnson County, Texas and the northeast corner of said 32.06 acre tract and this tract;*  
*Thence South 00°05'57" West with the common line between said 4.39 acre tract and this tract, generally along a barb wire fence, passing the southwest corner of said 4.39 acre tract and the northwest corner of a 4.56 acre tract conveyed to James Ray and Betty Yater Adair by deed recorded in Volume 3247, Page 956, Deed Records, Johnson County, Texas, at a distance of 398.86 feet, continuing in all a distance of 812.63 feet to a 6" wood corner post found for corner in the north line of the remainder of said 32.06 acre tract, being the southwest corner of said 4.56 acre tract and the southeast corner of this tract;*

*Thence South 89°52'22" West with the common line between the remainder of said 32.06 acre tract and this tract, passing a 2 1/2" steel corner post found for the northwest corner of the remainder of said 32.06 acre tract and the most northern northeast corner of a 21.07 acre tract conveyed to Roman L. Torres by deed recorded in Volume 2526, Page 468, Deed Records, Johnson County, Texas, at a distance of 345.88 feet, continuing, generally along a barb wire fence, in all a distance of 1464.89 feet to a 2 1/2" steel corner post found for corner in the east line of said 247.80 acre tract, being the most northern northwest corner of said 21.07 acre tract and the southwest corner of said 32.06 acre tract and this tract;*

*Thence North 00°12'35" East with the common line between said 247.80 and this tract, generally along a barb wire fence, a distance of 814.20 feet to the POINT OF BEGINNING and containing 27.32 acres of land, more or less as surveyed on the ground May 12, 2010 by Tucker Surveyors.*



Donnie L. Tucker, RPLS No. 5144



**Tucker**  
 "LAND SURVEYING"  
 (ANY WHERE IN TEXAS)

**SURVEYORS**

P.O. Box 1855  
 Bursleson, Texas 76097  
 Office: 817-295.2999  
 Fax: 817-295-3311

Job No.

21005016

**LEGEND**

- PROPERTY LINE
- EASEMENT LINE
- FENCE LINE
- CONVEY
- POWER POLE
- CONVEY TO TEXAS LAND INVESTORS
- CONVEY TO JAMES RAY AND BETTY VATER ADAR
- CONVEY TO KIMBERLY ANN GERGENIAN
- DIRECTIONAL CONTROL LINE
- CORNER OF DISTANCE

**Survey Showing  
27.37 Acre Tract**

**H. T. & B. RR. Co. Survey, Abstract No. 422**  
Johnson County, Texas

"See Attached Legal Description"

24.200 ACRE TRACT  
CONVERTED TO WALTER B. AND JUDY BRICE WELBORN  
V1955, P176, D11C11

25.200 ACRE TRACT  
CONVERTED TO TEXAS LAND INVESTORS  
V1973, P192, D11C11

DIRECTIONAL CONTROL LINE  
(DEED: N89°56'02"E-1466.97')  
N89°56'02"E 1466.46'

(PLAT: S00°11'30"E-814.03')  
N00°12'35"E 814.20'

**27.37 ACRES**  
H. T. & B. RR. CO. SURVEY  
ABSTRACT NO. 422

S89°52'22"W 1464.89'  
(DEED: N89°56'02"E-1466.44')

21.071 ACRE TRACT  
CONVERTED TO ROTHAN L. TORRES  
V1976, P468, D11C11

4.671 ACRE TRACT  
REMANINDER 32.66 ACRE TRACT  
CONVERTED TO EDNA R. HUGHES  
AND WILLIAM L. SULLIVAN  
V1652, P379, D11C11

S00°05'57"W 812.63'  
(PLAT: S00°05'02"E-814.03')

4.39 ACRE TRACT  
CONVERTED TO KIMBERLY ANN GERGENIAN  
V1971, P192, D11C11

4.56 ACRE TRACT  
CONVERTED TO JAMES RAY  
AND BETTY VATER ADAR  
V1971, P192, D11C11



**Flood Statement**

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 480979-0100-F, effective date September 21, 1991, this property is located in Zone "X", (Areas determined to be outside 500-year floodplain).

**General Notes**

NOTE: BEARINGS BASED PER DEED RECORDED IN V1632, P379, D11C11.  
NOTE: THERE IS NO FINISH FLOOR ELEVATION REQUIRED PER DEED.  
NOTE: MONUMENTS HELD FOR CONTROL, ARE AS SHOWN.  
NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED.

**SURVEYORS DECLARATION**

I hereby declare that this true and accurate survey made on the ground under my supervision on July 10, 2010, correctly shows the location of the property lines of land conveyed by this survey, and that there are no provisions or overlaps onto adjoining property of property not included herein, except as shown, noted or described on the survey. This survey is subject to any easements not visible on the ground.

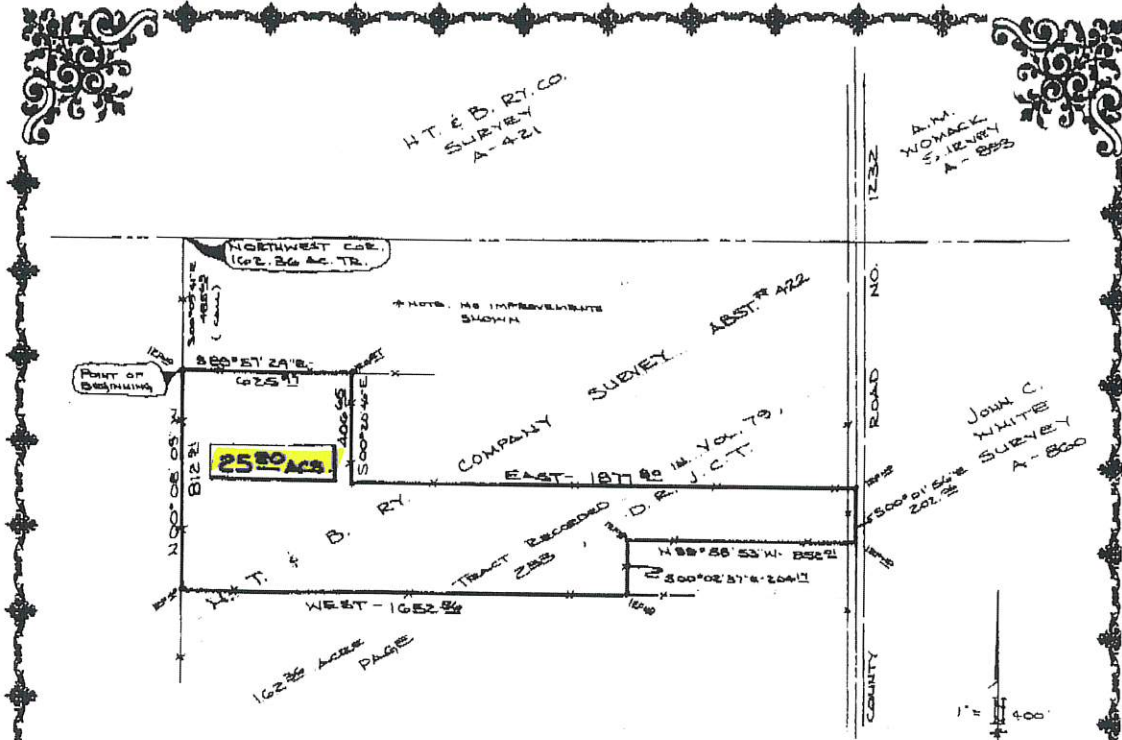
Donnie L. Tucker, PLS No. 5144



**Tucker**  
**SURVEYORS**

P.O. Box 1855  
Burleson, Texas 76097  
Office: 817-295-2999  
Fax: 817-295-3311  
Job No. 21005015





PLAT SHOWING  
25.20 Acres  
out of the  
H. T. & B. Ry. COMPANY SURVEY, Abstract 422  
Johnson County, Texas

All that certain lot, tract or parcel of land situated in the H. T. & B. Ry. Company Survey, Abstract 422, Johnson County, Texas, being a portion of that certain 162.36 acre tract of land as conveyed by C. A. Hill to R. M. Whitehead by deed recorded in Volume 79, Page 233, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

- BEGINNING** at an iron rod found lying in the west line of the aforementioned 162.36 acre tract and being called South 0 degrees 09 minutes 41 seconds East, a distance of 485.63 feet, from the northwest corner of said tract;
- THENCE** -- South 89 degrees 57 minutes 29 seconds East, generally along a fence line, a distance of 625.97 feet, to an iron rod set for a corner;
- THENCE** -- South 0 degrees 20 minutes 46 seconds East, generally along a fence line, a distance of 406.65 feet, to an iron rod found for a corner;
- THENCE** -- East, generally along a fence line, a distance of 1877.8 feet, to an iron rod found lying in County Road 1232 and lying in the east line of said tract and the east line of said survey;
- THENCE** -- South 0 degrees 01 minute 56 seconds East, with said county road and with said east line, a distance of 202.06 feet, to an iron rod found for a corner;
- THENCE** -- North 89 degrees 38 minutes 53 seconds West, generally along a fence line, a distance of 852.01 feet, to an iron rod found for a corner;
- THENCE** -- South 0 degrees 02 minutes 37 seconds East, generally along a fence line, a distance of 204.17 feet, to an iron rod found for a corner;
- THENCE** -- West, generally along a fence line, a distance of 1652.56 feet, to an iron rod found lying in the west line of said tract;
- THENCE** -- North 0 degrees 08 minutes 09 seconds West, generally along a fence line and with the west line of said tract, a distance of 812.91 feet, to the point of beginning and containing 25.20 acres of land, more or less.

Ben B. Szurgot,  
**SURVEYORS INCORPORATED**  
P.O. Box 297, JOSHUA, TEXAS 76058  
Phone: 295-3608 & 295-3612  
(FORMERLY STARDOG)



I, Michael B. Szurgot, R.P.S. 4418, do hereby certify that I have prepared this plat from a careful and accurate survey of the land described herein and that the corner monuments shown herein were found or placed under my personal supervision and there are no apparent protrusions or overlapping of improvements except as shown herein.



Being all of that certain tract or parcel of land situated in the H. T. & B. RR. Co. Survey, Abstract No. 422, Johnson County, Texas and being a portion of that certain called 23.4 acre tract of land conveyed to Vernon T. Combs to Johnny O. Montes and Rosa Montes by the deed recorded in Volume 3050, Page 827 of the Official Public Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows:

*Easement*

Beginning at a 1/2 inch iron rod found being the southwest corner of said Montes 23.4 acre tract and said 1/2 inch iron rod found also being the northwest corner of that certain called 25.20 acre tract of land conveyed to Texas Land Investors by the deed recorded in Volume 3923, Page 952 of the Official Public Records of Johnson County, Texas, said 1/2 inch iron rod found on the east line of that certain called 305.790 acre tract of land conveyed to Walter Weldon and Judy Brice by the deed recorded in Volume 1995, Page 756 of the Official Public Records of Johnson County, Texas;

Thence North 00 degrees 14 minutes 52 seconds West, along a common line between said 395.790 acre tract and said Montes 23.4 acre tract, a distance of 484.59 feet to a 4 inch in diameter metal fence corner post found for the

northwest corner of said Montes 23.4 acre tract and the northwest corner of the herein described tract, said 4 inch in diameter metal fence corner post being found on the south line of that certain called 578.848 acre tract of land conveyed to Charco Limited, Ralph Duggin Trustee by the deed recorded in Volume 2422, Page 548 of the Official Public Records of Johnson County, Texas;

Thence North 89 degrees 34 minutes 02 seconds East, along the common line between said Montes 23.4 acre tract and said Charco Limited tract, a distance of 1070.90 feet to a capped (stamped "RPLS 5614") 1/2 inch iron rod set for the northeast corner of the herein described tract of land;

Thence South 00 degrees 14 minutes 52 seconds East, along the east line of the herein described tract of land, a distance of 491.81 feet to a capped (stamped "RPLS 5614") 1/2 inch iron rod set for the southeast corner of the herein described tract of land, said capped 1/2 inch iron rod being set on the south line of said Montes 23.4 acre tract, and said capped 1/2" iron rod being set on the north line of that certain called 5.85 acre tract of land conveyed to C.R. Eason, Jr. by the deed recorded in Volume 1558, page 817 of the Real Property Records of Johnson County, Texas;

Thence South 89 degrees 58 minutes 28 seconds West, along the common line between said Montes 23.4 acre tract and said Eason 5.85 acre tract, at a distance of 445.01 feet to a 1/2 inch iron rod found being an angle point and a corner of said Montes 23.4 acre tract, said 1/2 inch iron rod found being the northwest corner of said Eason 5.85 acre tract and said 1/2 inch iron rod found being the most northerly northeast corner of aforementioned Texas Land Investors 25.20 acre tract;

Thence South 89 degrees 56 minutes 19 seconds West, along the common line between said Montes 23.4 acre tract and said Texas Land Investors 25.20 acre tract, a distance of 625.89 feet to the Point of Beginning and containing 12.000 acres of land more or less, as surveyed by Surveying Texas Land, Joe Davis Ballard, R.P.L. No. 5614.

Along with a 20 foot wide roadway easement and utility easement as follows:

Being all of that certain tract or parcel of land situated in the H.T. & B. RR. Co. Survey, Abstract No. 422, Johnson County, Texas and being a portion of that certain called 5.85 acre tract of land conveyed to Darrell Applegate and wife, Vickie Applegate by the deed recorded in Volume 932, Page 25 of the Real Property Records of Johnson County, Texas, and being a portion of that certain called 5.85 acre tract of land conveyed to Cathy Whitehead Stevens by the deed recorded in Volume 931, Page 530 of the Real Property Records of Johnson County, Texas, and also being a portion of that certain called 5.85 acre tract of land conveyed to C.R. Eason Jr. by the deed recorded in Volume 1558, Page 817 of the Real Property Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a PK Nail found in the asphalt pavement of County Road No. 1232, said PK Nail found being the northeast corner of said Applegate 5.85 acre tract and the southeast corner of said Montes 23.4 acre tract and the northeast corner of the herein described easement;

Thence South 89 degrees 58 minutes 28 seconds West, along the south line of said Montes 23.4 acre tract of land and along the north line of said Applegate 5.85 acre tract, at a record distance of 627.30 feet passing the northwest corner of said Applegate 5.85 acre tract and said corner also being the northeast corner of said Stevens 5.85 acre tract, and continuing now along the north line of said Stevens 5.85 acre tract and the south line of said Montes 23.4 acre tract, at a distance of 1253.76 feet passing the record northwest corner of said Stevens 5.85 acre tract and also the record northeast corner of said Eason 5.85 acre tract, and now continuing along the north line of said Eason 5.85 acre tract and the south line of said Montes 23.4 acre tract, a distance of 1880.22 feet to a 1/2 inch iron rod found being the northwest corner of said Eason 5.85 acre tract;

Thence South 00 degrees 14 minutes 52 seconds East, a distance of 20.00 feet, to a point being the southwest corner of the herein described easement;

Thence North 89 degrees 58 minutes 28 seconds East, along the south line of the herein described easement, a distance of 1879.95 feet, to a point in County Road No. 1232 for the southeast corner of the herein described easement;

Thence North 00 degrees 32 minutes 36 seconds East, a distance of 20.00 feet to the Point of Beginning.

