



METES AND BOUNDS DESCRIPTION

BEING 972.976 ACRES IN SECTION 50, BLOCK 2, T & P.R.R. CO. SURVEY A-1945 AND IN SECTION 59, BLOCK 2, T & P.R.R. CO. SURVEY A-728, PALO PINTO COUNTY, TEXAS, AND BEING THE SAME 2 TRACTS IN THE CALLED TRACT D DESCRIBED IN SPECIAL WARRANTY DEED TO JOE WEIDNER, RECORDED IN VOLUME 1976, PAGE 19, DEED RECORDS, PALO PINTO COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING** AT AN IRON ROD WITH CAP STAMPED "PRICE SURVEYING" FOUND MARKING THE SOUTHEAST CORNER OF SAID SECTION 59, AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
- THENCE**, SOUTH 81°46'55" WEST, EAST, 3,708.56 FEET TO A 3/8-INCH IRON ROD FOUND;
- THENCE**, SOUTH 85°45'29" WEST, PASSING A 1/2-INCH IRON ROD FOUND ON THE SOUTH LINE OF SAID SECTION 59, 1,003.00 FEET AND CONTINUING IN ALL 1,126.97 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "ROCKIN' CT" SET IN THE EAST RIGHT OF WAY (R.O.W.) LINE OF F. M. HIGHWAY 919 (80 FEET WIDE), BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
- THENCE**, WITH THE EAST RIGHT OF WAY LINE OF F. M. HIGHWAY 919, THE FOLLOWING SEVEN (7) COURSES:
- NORTH 53°25'09" EAST, 183.45 FEET, TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "ROCKIN' CT" SET MARKING THE BEGINNING OF A CURVE TO THE LEFT;
 - ALONG SAID CURVE HAVING A RADIUS OF 855.20 FEET, A DELTA ANGLE OF 70°08'53", AND A CHORD THAT BEARS NORTH 15°08'09" EAST, 882.85 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "ROCKIN' CT" SET MARKING THE END OF SAID CURVE;
 - NORTH 19°44'43" WEST, 2,341.36 FEET, TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "ROCKIN' CT" SET;
 - NORTH 19°55'32" WEST, 1,486.46 FEET, TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "ROCKIN' CT" SET MARKING THE BEGINNING OF CURVE TO THE RIGHT;
 - ALONG SAID CURVE HAVING A RADIUS OF 1,731.98 FEET, A DELTA ANGLE OF 11°41'21", AND A CHORD THAT BEARS NORTH 13°21'59" WEST, 352.73 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "ROCKIN' CT" SET MARKING THE END OF SAID CURVE;
 - NORTH 06°20'46" WEST, 173.63 FEET, TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "ROCKIN' CT" SET;
 - NORTH 05°44'11" WEST, 3,334.30 FEET, TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "ROCKIN' CT" SET MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
- THENCE**, NORTH 84°17'10" EAST, 5,269.57 FEET, TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "ROCKIN' CT" SET IN THE EAST LINE OF THE AFOREMENTIONED SECTION 50, MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
- THENCE**, SOUTH 05°58'07" EAST, PASSING AN IRON ROD WITH CAP STAMPED "PRICE SURVEYING" FOUND IN THE SAID EAST LINE, AT 655.08 FEET AND CONTINUING IN ALL 8,449.57 FEET TO THE **POINT OF BEGINNING** AND AT 972.976 ACRES (42,382,846 SQUARE FEET) OF LAND.

JOE WEIDNER
CALLED 392 ACRES
AND CALLED 579 ACRES
VOLUME 1976, PAGE 19
DEED RECORDS
PALO PINTO COUNTY

AREA:
42,382,846 SQ. FT.
972.976 ACRES

TRACT TWO
CALLED 579 ACRES
VOLUME 1976, PAGE 19
DEED RECORDS
PALO PINTO COUNTY
SECTION 59, BLOCK 2
T & P.R.R. CO. SURVEY A-728

TRACT ONE
CALLED 392 ACRES
VOLUME 1976, PAGE 19
DEED RECORDS
PALO PINTO COUNTY
SECTION 50, BLOCK 2
T & P.R.R. CO. SURVEY A-1945

- NOTES CORRESPONDING TO SCHEDULE B TITLE COMMITMENT**
- ITEM 10g. RIGHT OF WAY AND EASEMENT DATED MARCH 14, 1946, FROM MRS. JOE B. CONWAY TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 206, PAGE 11, DEED RECORDS OF PALO PINTO COUNTY, TEXAS. (SECTION 59) (BLANKET EASEMENT)
- ITEM 10h. RIGHT OF WAY AND EASEMENT DATED MAY 20, 1953, FROM C. B. LONG AND LOLITA LONG TO THE STATE OF TEXAS, RECORDED IN VOLUME 244, PAGE 259, DEED RECORDS OF PALO PINTO COUNTY, TEXAS. (RIGHT OF WAY HIGHWAY 919)
- ITEM 10i. RIGHT OF WAY AND EASEMENT DATED MAY 20, 1953, FROM C. B. LONG TO THE STATE OF TEXAS, RECORDED IN VOLUME 244, PAGE 263, DEED RECORDS OF PALO PINTO COUNTY, TEXAS. (RIGHT OF WAY HIGHWAY 919)
- ITEM 10j. RIGHT OF WAY AND EASEMENT DATED APRIL 19, 1961, FROM C. B. LONG TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 293, PAGE 145, DEED RECORDS OF PALO PINTO COUNTY, TEXAS. (SECTIONS 50 AND 59) (BLANKET EASEMENT)
- ITEM 10k. RIGHT OF WAY AND EASEMENT DATED MARCH 2, 1966, FROM C. B. LONG TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 332, PAGE 42, DEED RECORDS OF PALO PINTO COUNTY, TEXAS. (SECTIONS 50 AND 59) (BLANKET EASEMENT)
- ITEM 10l. RIGHT OF WAY AND EASEMENT DATED FEBRUARY 8, 1988, FROM LONG RANCH TRUST TO ENSERCH CORPORATION, RECORDED IN VOLUME 701, PAGE 657, DEED RECORDS OF PALO PINTO COUNTY, TEXAS. (SECTION 59) (UNABLE TO LOCATE)
- ITEM 10m. RIGHT OF WAY AND EASEMENT DATED SEPTEMBER 6, 1988, FROM JAMES STANLEY OWEN, TRUSTEE OF THE LOLITA LONG RANCH TRUST, AND FRANCES WEIDNER, TRUSTEE OF THE C. B. LONG RANCH TRUST, TO BASIN AND RANGE EXPLORATION, INC., RECORDED IN VOLUME 709, PAGE 884, DEED RECORDS OF PALO PINTO COUNTY, TEXAS. (SECTION 50) (UNABLE TO LOCATE)
- ITEM 10n. RIGHT OF WAY AND EASEMENT DATED AUGUST 31, 1988, FROM JAMES S. OWEN, TRUSTEE OF THE LOLITA LONG RANCH TRUST, AND FRANCES WEIDNER, TRUSTEE OF THE C. B. LONG RANCH TRUST, TO ENSERCH CORPORATION, RECORDED IN VOLUME 710, PAGE 306, DEED RECORDS OF PALO PINTO COUNTY, TEXAS. (SECTION 59) (UNABLE TO LOCATE)
- ITEM 10o. RIGHT OF WAY AND EASEMENT DATED SEPTEMBER 15, 1997, FROM JAMES S. OWEN, TRUSTEE, LONG RANCH, TO ENSERCH PROCESSING, INC., RECORDED IN VOLUME 936, PAGE 705, OFFICIAL PUBLIC RECORDS OF PALO PINTO COUNTY, TEXAS. (SECTION 59) (UNABLE TO LOCATE)
- ITEM 10p. RIGHT OF WAY AND EASEMENT DATED OCTOBER 20, 1998, FROM JAMES STANLEY OWEN, TRUSTEE OF THE LOLITA LONG RANCH TRUST, AND FRANCES WEIDNER, TRUSTEE OF THE C. B. LONG RANCH TRUST, TO ERATH COUNTY ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 983, PAGE 812, OFFICIAL PUBLIC RECORDS OF PALO PINTO COUNTY, TEXAS. (SECTIONS 50 AND 59) (AS SHOWN HEREON)
- ITEM 10q. RIGHT OF WAY AND EASEMENT DATED JANUARY 2, 2001, FROM JAMES STANLEY OWEN, TRUSTEE OF THE LOLITA LONG RANCH TRUST TO UNITED ELECTRIC COOPERATIVE SERVICES, INC., RECORDED IN VOLUME 1081, PAGE 484, OFFICIAL PUBLIC RECORDS OF PALO PINTO COUNTY, TEXAS. (SECTIONS 50 AND 59) (AS SHOWN HEREON)
- ITEM 10r. RIGHT OF WAY AND EASEMENT DATED APRIL 18, 1997, FROM JAMES S. OWEN AND FRANCES WEIDNER TO PALO PINTO WATER SUPPLY CORP., RECORDED IN VOLUME 960, PAGE 27, OFFICIAL PUBLIC RECORDS OF PALO PINTO COUNTY, TEXAS. (UNABLE TO LOCATE)

Rodric R. Reese 2/11/19
Rodric R. Reese, R.P.L.S. 5883
I certify that this plot is prepared from field notes of actual surveys made by me or under my supervision and that the same are true and correct to the best of my knowledge and belief.

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 53°25'09" E | 183.45' |
| L2 | N 06°20'46" W | 173.63' |

CURVE TABLE

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|----------|-------------|---------------|--------------|
| C1 | 1047.03' | 855.20' | 70°08'53" | N 15°08'09" E | 982.85' |
| C2 | 353.35' | 1731.98' | 11°41'21" | N 13°21'59" W | 352.73' |

NOTES:

1. BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, AS DETERMINED BY GPS OBSERVATIONS.

2. TITLE COMPANY: ALAMO TITLE INSURANCE GF#:190008 EFFECTIVE DATE: JANUARY 27, 2019 ISSUED: FEBRUARY 07, 2019

3. UTILITY LOCATIONS ARE OF VISIBLE EVIDENCE OBSERVED BY THE SURVEYOR DURING FIELD VISITS. SURVEYOR PROVIDES NO WARRANTY AS TO THE EXTENT OF UNDERGROUND UTILITIES FOR THIS SITE.

FLOOD INFORMATION
MAP NUMBER: 48363C0425E
DATE: 08/02/2012
FIRM: 480516 PANEL: 0425 E
ZONE: "NON-SHADED X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

BOUNDARY SURVEY FOR
JOE WEIDNER
972.976 ACRES OF LAND OUT OF
SECTION 50, BLOCK 2, T & P.R.R. CO. SURVEY A-1945
AND SECTION 59, BLOCK 2, T & P.R.R. CO. SURVEY A-728
PALO PINTO COUNTY, TEXAS

ROCKIN' CT Land Surveying
500 W. Kilpatrick St.
Cleburne, TX 76033
(817) 565-6681
TBPLS Firm Registration No. 101941-30

| REV | DATE | BY | DESCRIPTION | PROJECT 2019.002-CONWAY GF#190008 |
|-----|------|----|-------------|-----------------------------------|
| | | | | CALC'D BY: LM DATE: 1/29/19 |
| | | | | FIELD CREW: CRW DATE: 1/09/19 |
| | | | | SCALE: 1"=400' PAGE: 2 OF 2 |