

OLD ORAN ROAD  
REGISTRATION NO. 1181-18

POINT OF BEGINNING  
S 89° 49'

TEXAS EMIGRATION & LAND  
CO. SURVEY, SECTION 2553,  
ABSTRACT NO. 1313

TEXAS QUIT CLAIM DEED  
CALLED 50 ACRES  
ROBERT W. BROWN &  
CHERYL R. BROWN  
CC# 20120244  
(RECORDED IN VOLUME 2184, PAGE 183)

GENERAL WARRANTY QUIT DEED  
CALLED 39.881 ACRES  
TERRY BLAKELEY AND  
MELANIE BLAKELEY  
CC# 20120277  
QPRPCT

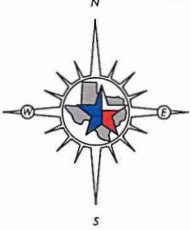
DISTRIBUTION AND PARTITION DEED  
CALLED 120.986 ACRES  
(CC# 20127827)  
CLARENCE EDMOND  
RAMSEY FAMILY TRUST  
CC# 20128799  
QPRPCT

50.730 ACRES  
2,209,789 SQ. FEET

**ATTENTION TO SCHEDULE B ITEMS**

- 10a. EASEMENT(S) GRANTED TO TRICOUNTY COOPERATIVE, INC., AS SET OUT AND DESCRIBED IN INSTRUMENT(S) RECORDED IN VOLUME 2279, PAGE 1434, OF THE OFFICIAL RECORDS OF PARKER COUNTY, TEXAS.  
DOES AFFECT THE SUBJECT PROPERTY, HOWEVER, EASEMENT IS BLANKET IN NATURE.
- 10b. EASEMENT(S) GRANTED TO TRICOUNTY ELECTRIC COOPERATIVE, INC., AS SET OUT AND DESCRIBED IN INSTRUMENT(S) RECORDED IN VOLUME 2478, PAGE 1613 OF THE OFFICIAL RECORDS OF PARKER COUNTY, TEXAS.  
DOES AFFECT THE SUBJECT PROPERTY, HOWEVER, EASEMENT IS BLANKET IN NATURE.
- 10c. EASEMENT(S) GRANTED TO IN-COUNTY ELECTRIC COOPERATIVE, INC., AS SET OUT AND DESCRIBED IN INSTRUMENT(S) RECORDED IN VOLUME 2095, PAGE 846 OF THE OFFICIAL RECORDS OF PARKER COUNTY, TEXAS.  
DOES AFFECT THE SUBJECT PROPERTY, HOWEVER, EASEMENT IS BLANKET IN NATURE.
- 10d. EASEMENT(S) GRANTED TO IARGA HYDROGRAM SERVICES LLC, AS SET OUT AND DESCRIBED IN INSTRUMENT(S) FILED FOR RECORD UNDER PARKER COUNTY CLERK'S FILE NO(S), 201200017.  
DOES AFFECT THE SUBJECT PROPERTY AS SHOWN HEREON.
- 10e. MINERAL AND/OR ROYALTY INTEREST IN ALL OF THE OIL, GAS AND OTHER MINERALS IN AND UNDER THE HEREIN DESCRIBED PROPERTY RESERVED BY INSTRUMENT RECORDED IN VOLUME 1846 PAGE 183 OF THE OFFICIAL RECORDS OF PARKER COUNTY, TEXAS. TITLE TO SAID INTEREST HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE OF THE AFORESAID INSTRUMENT.  
DOES AFFECT THE SUBJECT PROPERTY.

- LEGEND**
- ALL SYMBOLS SHOWN DO NOT APPLY
  - BURIED UTILITY MAINLINE
  - UTILITY FEEDLINE
  - JANUARY LETTER MARKING
  - MARKER
  - STONE CORNER
  - WATER VALVE
  - WELL HEAD
  - POWER POLE
  - ELECTRIC BOX
  - IRON-DRUM MARKER
  - SINGLE POST TRAFFIC SIGN
  - CONCRETE
  - WOOD FENCE
  - EMERALD FENCE
  - WOOD FENCE
  - QPRPCT = QUIT DEED RECORDED IN PARKER COUNTY CLERK'S OFFICE
  - PLAT RECORDS = PARKER COUNTY CLERK'S OFFICE
  - OFFICIAL PUBLIC RECORDS = PARKER COUNTY, TEXAS
  - CC# = COUNTY CLERK'S INSTRUMENT NUMBER
  - RP = RECORD PAGE
  - 18 = 18 CORNER BEARING BEING SHOWN IN SCHEDULE B ITEMS ONLY
  - ONE = ONE-4-0 ELECTRIC



SCALE: 1" = 100'

**METES & BOUNDS DESCRIPTION**

BEING A 50.730 ACRE TRACT OF LAND SITUATED IN THE TEXAS EMIGRATION AND LAND COMPANY SURVEY, SECTION 2553, ABSTRACT NO. 1313, IN PARKER COUNTY, TEXAS, AND BEING ALL OF A CALLED 50 ACRE TRACT OF LAND AS DESCRIBED IN THE TEXAS QUIT CLAIM DEED TO ROBERT H. BROWN & CHERYL R. BROWN, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 20120244, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS (QPRPCT), SAID CALLED 50.730 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 5/8-INCH IRON ROD FOUND AT A FENCE POST FOR THE NORTHEAST CORNER OF SAID CALLED 50 ACRE TRACT OF LAND, SAME BEING THE NORTHWEST CORNER OF A CALLED 39.881 ACRE TRACT OF LAND AS DESCRIBED IN THE GENERAL WARRANTY QUIT DEED TO TERRY BLAKELEY AND MELANIE BLAKELEY, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 20120277, QPRPCT, AND BEING IN THE SOUTH LINE OF OLD ORAN ROAD, A PRESCRIPTIVE RIGHT-OF-WAY;

**THENCE** SOUTH 00 DEGREES 44 MINUTES 10 SECONDS EAST, ALONG THE EAST LINE OF SAID CALLED 50 ACRE TRACT OF LAND, BEING COMMON WITH THE WEST LINE OF SAID CALLED 39.881 ACRE TRACT OF LAND, A DISTANCE OF 1859.42 FEET, TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID CALLED 50 ACRE TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF A CALLED 49.959 ACRE TRACT OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO JOSEPH HAMPTON MCWILLAN, FILED FOR RECORD IN VOLUME 2192, PAGE 1874, DEED RECORDS, PARKER COUNTY, TEXAS (DRPCT), AND BEING A POINT IN THE WEST LINE OF SAID CALLED 39.881 ACRE TRACT OF LAND;

**THENCE** SOUTH 87 DEGREES 42 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CALLED 50 ACRE TRACT OF LAND, BEING COMMON WITH THE NORTH LINE OF SAID CALLED 49.959 ACRE TRACT OF LAND, A DISTANCE OF 1171.00 FEET, TO A 4-INCH STEEL FENCE CORNER POST FOUND FOR THE SOUTHWEST CORNER OF SAID CALLED 50 ACRE TRACT OF LAND, SAME BEING THE NORTHWEST CORNER OF SAID CALLED 49.959 ACRE TRACT OF LAND, AND BEING A POINT IN THE EAST LINE OF A CALLED 120.986 ACRE TRACT OF LAND AS DESCRIBED IN THE DISTRIBUTION AND PARTITION DEED TO CLARENCE EDMOND RAMSEY FAMILY TRUST, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 20128799, QPRPCT;

**THENCE** NORTH 01 DEGREES 03 MINUTES 20 SECONDS WEST, ALONG THE WEST LINE OF SAID CALLED 50 ACRE TRACT OF LAND, BEING COMMON WITH THE EAST LINE OF SAID CALLED 120.986 ACRE TRACT OF LAND, A DISTANCE OF 1899.08 FEET, TO A 6-INCH WOOD FENCE CORNER POST FOUND FOR THE NORTHWEST CORNER OF SAID CALLED 50 ACRE TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF SAID CALLED 120.986 ACRE TRACT OF LAND, AND BEING A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF SAID OLD ORAN ROAD;

**THENCE** NORTH 89 DEGREES 38 MINUTES 24 SECONDS EAST, ALONG THE NORTH LINE OF SAID CALLED 50 ACRE TRACT OF LAND, BEING COMMON WITH SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1181.18 FEET, TO THE POINT OF BEGINNING AND CONTAINING 50.730 ACRES (2,209,789 SQUARE FEET) OF LAND, MORE OR LESS.

**GENERAL NOTES**

1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, G.F. NO. W270208, ISSUED DECEMBER 7, 2021. ALL MATTERS OF RECORD REFERENCED IN SAID COMMITMENT WERE PROVIDED BY THE TITLE COMPANY. THIS SURVEYOR HAS NOT PERFORMED ANY RESEARCH IN REGARDS TO EASEMENTS AFFECTING THE PROPERTY. THIS SURVEYOR HAS NOT ABSTRACTED THE PROPERTY.
2. THE BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202
3. ALL CORNERS CALLED CIRS ARE 5/8 INCH CAPPED IRON RODS SET STAMPED "LONESTAR RPLS6882".
4. THIS SURVEY REFLECTS THE ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER BY SERVICE, OR ABANDONED. FURTHER, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL THE UNDERGROUND UTILITIES, OR OTHER BURIED FEATURES, BUT HAS MADE AN ATTEMPT TO LOCATE THOSE VISIBLE OR INDICATED AS ACCURATELY AS POSSIBLE.

**FLOOD STATEMENT**

ACCORDING TO COMMUNITY PANEL NUMBER 48347C010DF, DATED APRIL 5, 2019, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, A PORTION OF THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

**SURVEYOR'S CERTIFICATION**

I, MARSHALL W. MILLER, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6882, STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SKETCH WAS PREPARED FROM THE PUBLIC RECORDS, AND FROM AN ACTUAL AND ACCURATE SURVEY OF THE PROPERTY PERFORMED ON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON NOVEMBER 24, 2021. THE VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON, EXCEPT AS SHOWN HEREON. THERE ARE NO APPARENT ENCROACHMENTS ONTO THE PROPERTY OR APPARENT PROTRUSIONS THEREFROM. I DID NOT ABSTRACT THE TITLE TO THIS PROPERTY, NOR DID I SEARCH THE PUBLIC RECORDS FOR EASEMENTS, ADVERSE CLAIMS, OR OTHER ENCUMBRANCES THAT MIGHT AFFECT THIS PROPERTY.

EXECUTED THIS THE 2nd DAY OF DECEMBER, 2021.

*Marshall Miller*  
MARSHALL W. MILLER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6882



REVISED DATE: DECEMBER 7, 2021  
REVISION NOTES: ADDED TITLE COMMITMENT INFO AND SCHEDULE B ITEMS.

**BOUNDARY SURVEY**  
OF  
**50.730 ACRES OF LAND**  
SITUATED IN THE TEXAS EMIGRATION & LAND  
CO. SURVEY, SECTION 2553, ABSTRACT NO.  
1313, PARKER COUNTY, TEXAS



**-LONESTAR-**  
**LAND SURVEYING, LLC**  
TBPELS FIRM# 10194707  
2813 COUNTY ROAD 804A,  
BURLESON, TX 76028  
MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

PROJECT NUMBER: 210200 DATE: DECEMBER 2, 2021  
REVISION DATE: DECEMBER 7, 2021  
REVISION NOTES: ADDED TITLE COMMITMENT INFO  
SHEET 1 OF 1