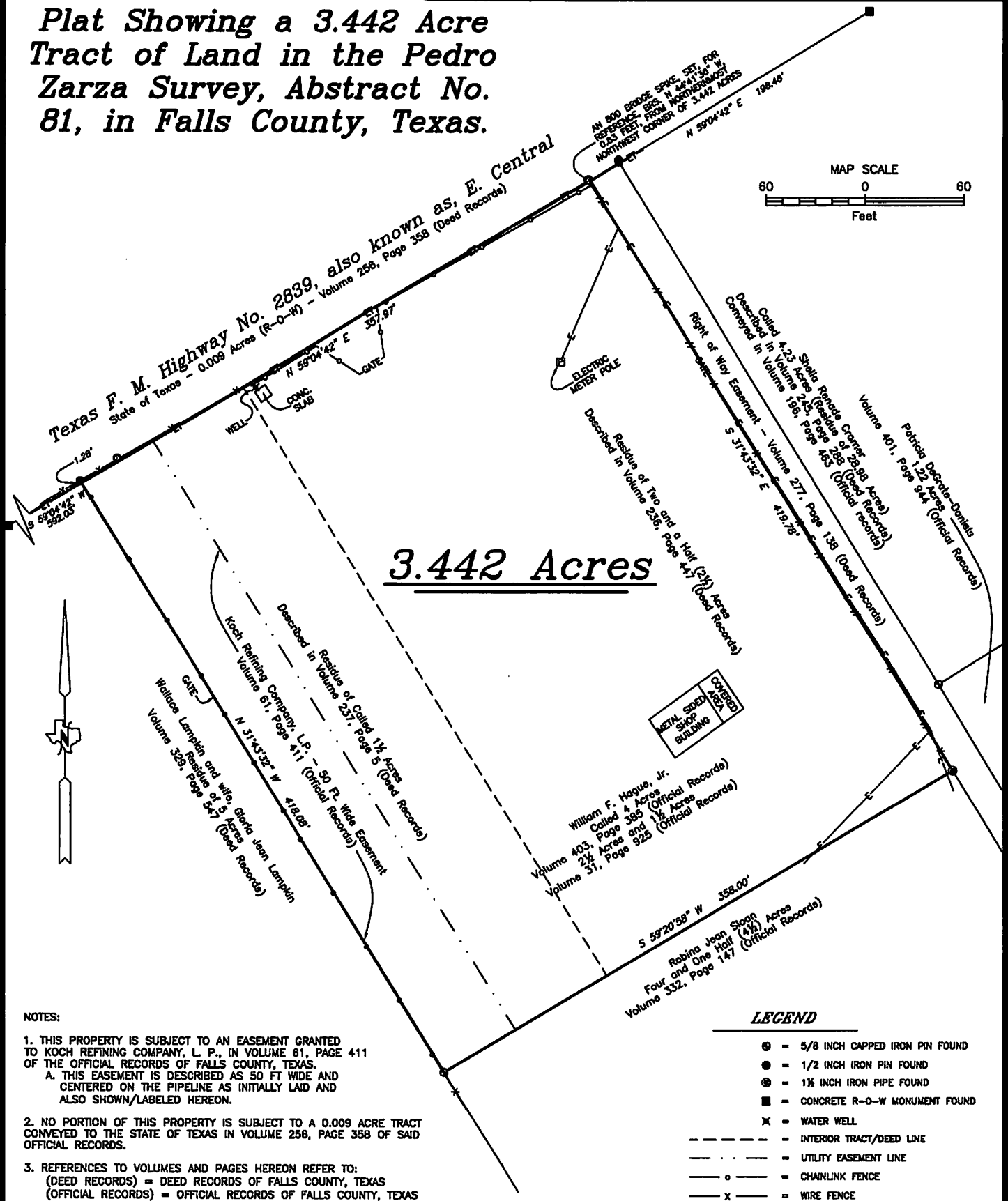




Tibbit Surveying

P. O. Box 1112 - Temple, Texas 76503
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Plat Showing a 3.442 Acre Tract of Land in the Pedro Zarza Survey, Abstract No. 81, in Falls County, Texas.



NOTES:

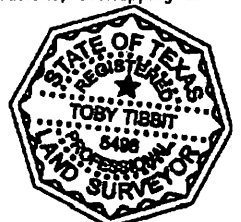
- THIS PROPERTY IS SUBJECT TO AN EASEMENT GRANTED TO KOCH REFINING COMPANY, L. P., IN VOLUME 81, PAGE 411 OF THE OFFICIAL RECORDS OF FALLS COUNTY, TEXAS.
A. THIS EASEMENT IS DESCRIBED AS 50 FT WIDE AND CENTERED ON THE PIPELINE AS INITIALLY LAID AND ALSO SHOWN/LABELED HEREON.
- NO PORTION OF THIS PROPERTY IS SUBJECT TO A 0.009 ACRE TRACT CONVEYED TO THE STATE OF TEXAS IN VOLUME 258, PAGE 358 OF SAID OFFICIAL RECORDS.
- REFERENCES TO VOLUMES AND PAGES HEREON REFER TO:
(DEED RECORDS) = DEED RECORDS OF FALLS COUNTY, TEXAS
(OFFICIAL RECORDS) = OFFICIAL RECORDS OF FALLS COUNTY, TEXAS

I, Toby Tibbit, Registered Professional Land Surveyor No. 5496, do hereby certify that the foregoing Plat was prepared from an actual survey made on the ground, April 4, 2025, the Records of Falls County, Texas, and surveys of area property, that the corners and boundaries with marks Natural and Artificial are just as were found or set, on the ground, and that discrepancies, conflicts, protrusions or intrusions, overlapping of improvements, easements, visible or apparent to me, are shown or described hereon.

Basis of Bearings, Grid North, Texas Central Zone (GPS Observations).

WITNESS MY HAND AND SEAL THIS THE 4TH DAY OF APRIL, 2025.

Toby Tibbit
Registered Professional Land Surveyor No. 5496





FIELD NOTES FOR A TRACT OF LAND IN FALLS COUNTY, TEXAS.

Being 3.442 Acres, more or less, of the Pedro Zarza Survey, Abstract No. 81, and being comprised of part of a Two and a Half (2½) Acre tract of land described in Volume 236, Page 447 of the Deed Records of Falls County, Texas, and part of a called 1½ Acre tract of land described in Volume 237, Page 5 of said deed records, both tracts being conveyed to William F. Hague in Volume 31, Page 925 of the Official Records of Falls County, Texas, and also being the lands conveyed as 4.0 Acres in a deed to William F. Hague, Jr., in Volume 403, Page 385 of said official records;

BEGINNING at a 1½ inch iron pipe, found, at the Easternmost or Southeast corner of said 2½ Acre tract and at the Northernmost or Northeast corner of a Four and One Half (4½) Acre tract described in a deed to Robina Jean Sloan as recorded in Volume 332, Page 147 of said official records and also being in the Southwest line of a Right of Way Easement described in Volume 277, Page 138 of said deed records, from whence a ½ inch capped iron in, found, in the Northeast line of said Right of Way Easement and at the Westernmost Northwest corner of a 1.22 Acre tract of land described in a deed to Patricia DeGrate-Daniels as recorded in Volume 401, Page 944 of said official records and also being at the Southernmost corner of a called 4.23 Acre tract of land described as the residue of a 28.98 Acre tract of land described in Volume 245, Page 288 of said deed records and conveyed to Shelia Renade Cromer as recorded in Volume 196, Page 463 of said official records;

THENCE, S 59° 20' 58" W, with the Southeast lines of said Hague 2½ Acre and 1½ Acre tracts and with the Northwest line of said Sloan 4½ Acre tract, **358.00 Feet**, to a ¾ inch capped iron pin, found, at the Southernmost or Southwest corner of said Hague 1½ Acre tract and at the Westernmost or Northwest corner of said Sloan 4½ Acre tract and also being in the Northeast line of a 5 Acre tract of land described in a deed to Wallace Lampkin and wife, Gloria Jean Lampkin as recorded in Volume 329, Page 547 of said deed records;

THENCE, N 31° 43' 32" W, with the Southwest line of said Hague 1½ Acre tract and with the Northeast line of said Lampkin 5 Acre tract, **418.08 Feet**, to the calculated Westernmost or Northwest corner hereof, at the intersection of said Hague and Lampkin lines, with the Southeast R-O-W line of Texas F. M. Highway No. 2839, also known as, E. Central and at the Southwest corner of a 0.009 Acre tract of land described in a deed to the State of Texas as recorded in Volume 256, Page 358 of said deed records, from whence a concrete R-O-W monument, found, Brs. S 59° 04' 42" W, 592.03 Feet and a ½ inch iron pin, found, in concrete, for reference, Brs. N 31° 43' 32" W, 1.28 Feet;

THENCE, N 59° 04' 42" E, with the South R-O-W line of said highway and said 0.009 Acre tract, crossing said Hague 2½ Acre and 1½ Acre tracts, **357.97 Feet**, to the calculated Northernmost or Northeast corner hereof, in the Northeast line of said Hague 2½ Acre tract and at the Southeast corner of said 0.009 Acre tract and also being at the Northwest corner of said Right of Way Easement, from whence an 80d bridge spike, set, for reference, Brs. N 44° 41' 36" W, 0.83 Feet, a ½ inch capped iron pin, found, Brs. N 57° 58' 46" E, 21.24 Feet, a ¾ inch iron pin, found, Brs. N 55° 00' 59" E, 21.82 Feet, and a concrete R-O-W monument, found, Brs. N 59° 04' 42" E, 198.46 Feet;

THENCE, S 31° 43' 32" E, with the Northeast line of said Hague 2½ Acre tract and with the Southwest line of said Right of Way Easement, **419.78 Feet**, to the **PLACE OF BEGINNING**.

I, Toby Tibbit, Registered Professional Land Surveyor No. 5496, do hereby certify that the foregoing Field Notes and accompanying Plat were prepared from a survey made on the ground, April 4, 2025, the Records of Falls County, Texas, and surveys of area property, that the corners and boundaries with marks Natural and Artificial are just as were found or set, on the ground, and that discrepancies, conflicts, protrusions or intrusions, overlapping of improvements, easements, visible or apparent to me, are shown or described hereon. Basis of Bearings, Grid North, Texas Central Zone (GPS Observations).

WITNESS MY HAND AND SEAL THIS THE 4TH DAY OF APRIL, 2025.



Toby Tibbit
Registered Professional Land Surveyor No. 5496

