



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

Being **106.340 Acres**, more or less, comprised of parts of the Pedro Zarza Survey, Abstract No. 81 and the Pedro Zarza Survey, Abstract No. 82, and being all of a 19.127 Acre tract of land described as TRACT ONE in a deed to Maximo Herrera, Sr., and wife, Rufina Herrera as recorded in Volume 88, Page 434 of the Official Records of Falls County, Texas, and all of an 86.91 Acre tract of land described as TRACT TWO in said deed to Maximo Herrera, Sr., and wife, Rufina Herrera recorded in Volume 88, Page 434 of said official records;

BEGINNING at a 4 inch pipe fence corner post, at the Southernmost Southwest corner of said 86.91 Acre tract and at the Northwest corner of a 60.02 Acre tract described in a deed to Carl Ender and wife, Betty Ender as recorded in Volume 170, Page 651 of said official records and also being in the East R-O-W line of U. S. Highway No. 77;

THENCE, with the East R-O-W line of said highway and West lines of said 86.91 Acre tract and said 19.127 Acre tract, as follows; around a curve in a clockwise direction, at an arc distance of 508.70 Feet, pass a concrete R-O-W monument, found, at an outer ell corner of said 86.91 Acre tract and at the Southwest corner of said 19.127 Acre tract, on line, and continuing in all **an arc distance of 1209.39 Feet**, a radius of 5654.58 Feet, and a chord of N 2° 38' 54" W, 1207.08 Feet, to a (broken) concrete R-O-W monument, found, at the end of said curve; and **N 3° 25' 47" E, 1176.59 Feet**, to a concrete R-O-W monument, found; and **N 10° 33' 17" E, 201.56 Feet**, to a (broken) concrete R-O-W monument, found; and **N 3° 25' 47" E**, at 53.42 Feet, pass a 4 inch pipe fence corner post, 8.35 Feet, right of line, and continuing in all **110.00 Feet**, to the calculated Northwest corner of said 19.127 Acre tract and the Southwest corner of a tract of land called 15 Acres in a deed to Bennie Wayne Kurtz as recorded in Volume 286, Page 784 of the Deed Records of Falls County, Texas, and also being in the approximate center of Salt Peter Branch;

THENCE, with the approximate center of said branch and the North line of said 19.127 Acre tract and the South line of said 15 Acre tract, as follows; **S 63° 25' 07" E, 74.03 Feet**; and **S 68° 50' 01" E, 374.48 Feet**; and **S 79° 43' 20" E, 32.82 Feet**, to the calculated Northeast corner of said 19.127 Acre tract and the occupied West line of said 86.91 Acre tract and also being at the Southeast corner of said 15 Acre tract, from whence a 4 inch pipe fence post, for reference, Brs. **S 2° 39' 58" E, 73.86 Feet**;

THENCE, N 2° 39' 58" W, with the occupied West fence line of said 86.91 Acre tract and the East line of said 15 Acre tract, **77.36 Feet**, to a 6 inch pipe fence corner post, for the occupied Northwest corner of said 86.91 Acre tract and also being in the West line of a 172.9 Acre tract of land described as Tract Two in a deed to Robert Hahn as recorded in Volume 271, Page 205 of said official records;

THENCE, N 88° 18' 52" E, with the North fence line of said 86.91 Acre tract, **583.52 Feet**, to a ½ inch capped survey monument, set, at the Northeast corner of said 86.91 Acre tract and at an occupied inner ell fence corner of said Robert Hahn Tract;

THENCE, S 7° 03' 51" E, with the East line of said 86.91 Acre tract, **746.64 Feet**, to a ½ inch capped survey monument, set, at a fence corner in the East line of said 86.91 Acre tract and also being in the West line of an 18.72 Acre tract of land described as Tract One in said deed to Robert Hahn as recorded in Volume 271, Page 205 of said official records;



106.340 Acres
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THENCE, with common fence lines of said 86.91 Acre tract and said 18.72 Acre tract, as follows; **S 2° 34' 49" W, 668.12 Feet**, to a ½ inch capped survey monument, set, at fence corner post; and **S 62° 12' 51" E, 810.62 Feet**, to a ½ inch capped survey monument, set, at fence corner post; and **S 8° 40' 43" W, 126.16 Feet**, to a ½ inch capped survey monument, set, at fence corner post; and **N 86° 34' 42" E, 151.70 Feet**, to a ½ inch capped survey monument, set, at fence corner post; and **N 5° 31' 09" W, 597.83 Feet**, to a ½ inch capped survey monument, set; and **N 83° 42' 23" E, 31.49 Feet**, to a ½ inch capped survey monument, set; and **S 9° 54' 19" E, 188.81 Feet**, to a ½ inch iron pin, found, at an outer ell corner of said 18.72 Acre tract and at the Northwest corner of a 174.72 Acre tract of land described as Tract One in a deed to Jerry Kieschnick and wife, Dana Kieschnick as recorded in Volume 295, Page 747 of said official records;

THENCE, with common fence lines of said 86.91 Acre tract and said 174.72 Acre tract, as follows; **S 6° 54' 22" E, 415.32 Feet**, to a railroad spike, found, at fence corner post; and **S 58° 17' 19" E, 146.82 Feet**, to a railroad spike, found, at fence corner post; and **S 38° 23' 44" E, 148.11 Feet**, to a railroad spike, found, at fence corner post; and **S 18° 52' 51" E, 147.84 Feet**, to a railroad spike, found, at fence corner post; and **S 3° 00' 45" W, 150.39 Feet**, to a railroad spike, found, at fence corner post; and **S 19° 22' 50" W, 427.53 Feet**, to a railroad spike, found, at fence corner post, for a corner of said 174.72 Acre tract and a Northeast corner of said 60.02 Acre tract;

THENCE, with common fence lines of said 86.91 Acre tract and said 60.02 Acre tract, as follows; **S 19° 50' 12" W, 307.92 Feet**, to a ½ inch capped survey monument, set, at fence corner post; and **N 58° 22' 42" W, 379.88 Feet**, to a ½ inch capped survey monument, set, at fence corner post; and **N 17° 11' 18" E, 210.09 Feet**, to a ½ inch capped survey monument, set, at fence corner post; and **N 65° 26' 48" W, 31.73 Feet**, to a ½ inch capped survey monument, set, at fence corner post; and **S 63° 26' 00" W, 716.67 Feet**, to a ½ inch capped survey monument, set, at fence corner post; and **S 85° 42' 05" W, 192.95 Feet**, to a ½ inch capped survey monument, set, at fence corner post; and **N 66° 19' 59" W, 224.45 Feet**, to a ½ inch capped survey monument, set, at fence corner post; and **N 67° 41' 04" W, 793.68 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, August 30-31, 2021, 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 6TH DAY OF SEPTEMBER, 2021.

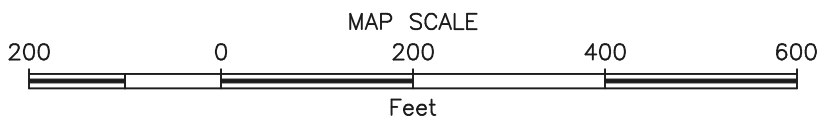
Toby Tibbit
Registered Professional Land Surveyor No. 5496



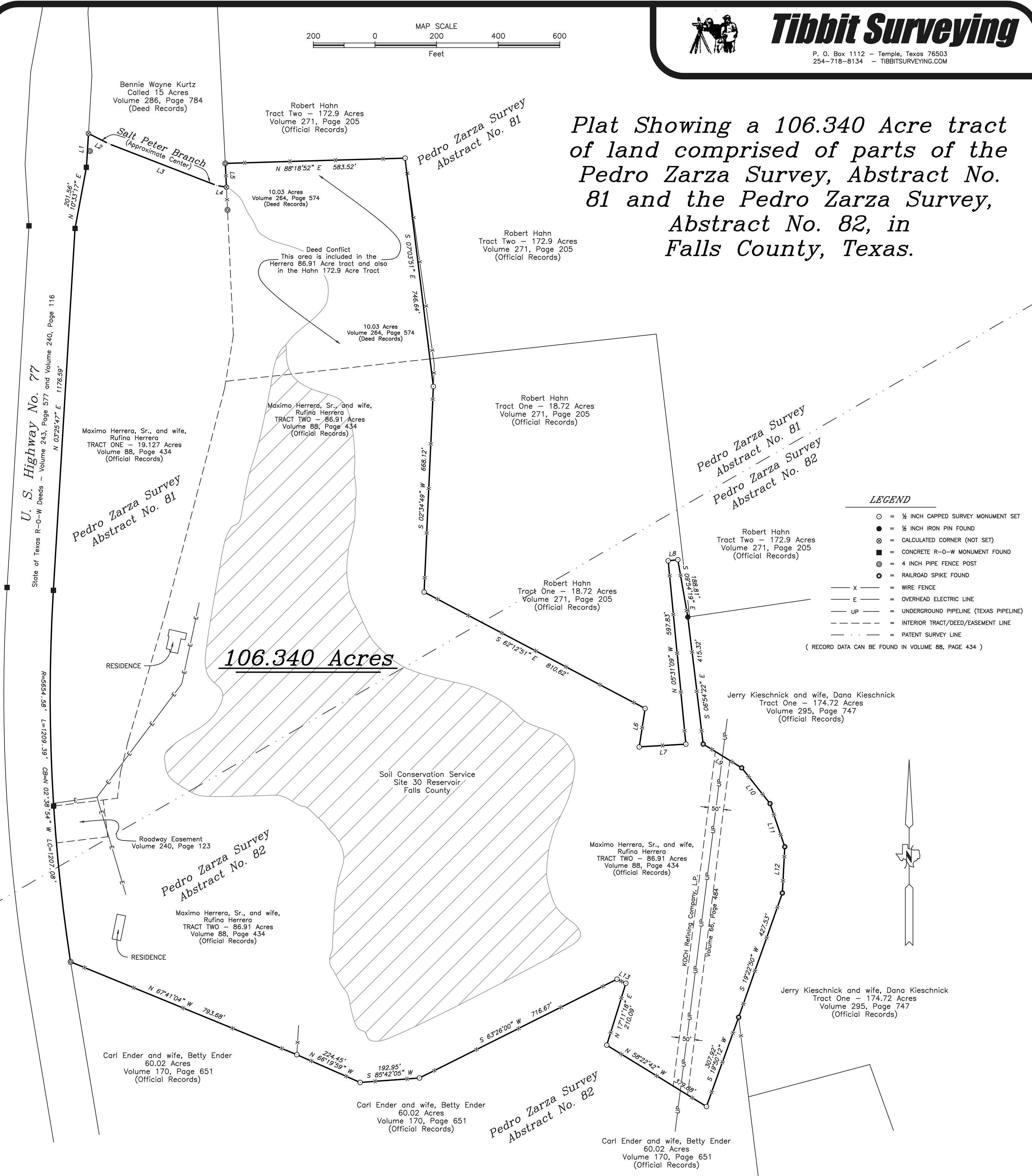


Tibbit Surveying

P. O. Box 1112 - Temple, Texas 76503
254-718-8134 - TIBBITSSURVEYING.COM



**Plat Showing a 106.340 Acre tract
of land comprised of parts of the
Pedro Zarza Survey, Abstract No.
81 and the Pedro Zarza Survey,
Abstract No. 82, in
Falls County, Texas.**



LEGEND

- = 1/2 INCH CAPPED SURVEY MONUMENT SET
- = 1/2 INCH IRON PIN FOUND
- ⊗ = CALCULATED CORNER (NOT SET)
- = CONCRETE R-O-W MONUMENT FOUND
- ⊙ = 4 INCH PIPE FENCE POST
- = RAILROAD SPIKE FOUND
- X — = WIRE FENCE
- E — = OVERHEAD ELECTRIC LINE
- UP — = UNDERGROUND PIPELINE (TEXAS PIPELINE)
- --- — = INTERIOR TRACT/DEED/EASEMENT LINE
- · · · — = PATENT SURVEY LINE

(RECORD DATA CAN BE FOUND IN VOLUME 88, PAGE 434)



Line Table

LINE	BEARING	DISTANCE
L1	N 03°25'47" E	110.00'
L2	S 63°25'07" E	74.03'
L3	S 68°50'01" E	374.48'
L4	S 79°43'20" E	32.82'
L5	N 02°39'58" W	77.36'
L6	S 08°40'43" W	126.16'
L7	N 86°34'42" E	151.70'
L8	N 83°42'23" E	31.49'
L9	S 58°17'19" E	146.82'
L10	S 38°23'44" E	148.11'
L11	S 18°52'51" E	147.84'
L12	S 03°00'45" W	150.39'
L13	N 65°26'48" W	31.73'

I, Toby Tibbit, Registered Professional Land Surveyor No. 5496, do hereby certify that the foregoing Plat and accompanying Field Note description were prepared from a survey made on the ground, August 30-31, 2021, 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).

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Toby Tibbit
Registered Professional Land Surveyor No. 5496



NOTES:

1. THE 106.340 ACRE TRACT SHOWN HEREON IS SUBJECT TO AN EASEMENT GRANTED TO HEART OF TEXAS ELECTRIC COOP INC., IN VOLUME 253, PAGE 71 OF THE OFFICIAL RECORDS OF FALLS COUNTY, TEXAS (NOT ENOUGH DESCRIPTIVE INFORMATION IS GIVEN TO BE SHOWN HEREON).
2. THE 106.340 ACRE TRACT SHOWN HEREON IS SUBJECT TO AN EASEMENT GRANTED TO KOCH REFINING COMPANY, L.P., IN VOLUME 66, PAGE 484 OF SAID OFFICIAL RECORDS (SHOWN HEREON).