

CALLED 43.72 ACRES
PBL FAMILY TRUST
DOCUMENT NO. 20072890
O.P.R.S.C.T.

L.H. GRIGSBY SURVEY
ABSTRACT NO. 153

FOUND 1/2" IRON ROD

P.O.C.
FOUND 1/2" IRON ROD

POINT OF BEGINNING

H.A. MARCHBANKS SURVEY
ABSTRACT NO. 171

CALLED 115.02 ACRES
GREGG LEE AND CAROL LEE
VOLUME 92, PAGE 86
D.R.S.C.T.

DESCRIPTION OF PROPERTY:

Being a 15.33 acre tract of land situated in the Hardin R McGrew Survey, Abstract No. 70, Somervell County, Texas, and being a portion of the remainder of a called 3778.28 acre tract of land described as Tract Two Parcel A in the deed to Rough Creek Operating, LP recorded in Volume 126, Page 27 of the Official Public Records of Somervell County, Texas, said 15.33 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for a common exterior corner of said 3778.28 acre tract of land, west corner of a called 115.02 acre tract of land described in the deed to Gregg Lee and Carol Lee recorded in Volume 92, Page 86 of the Deed Records of Somervell County, Texas, and exterior corner in the southeasterly line of a called 43.72 acre tract of land described in the deed to PBL Family Trust recorded in Document No. 20072890 of said Official Public Records of Somervell County, Texas; THENCE South 31 degrees 04 minutes 52 seconds East, with a common northeasterly line of said 3778.28 acre tract of land and the southwesterly line of said 115.02 acre tract of land, a distance of 259.19 feet to a 1/2 inch iron rod with cap stamped "1519 Surveying" set for the POINT OF BEGINNING of the herein described 15.33 acre tract of land;

THENCE South 31 degrees 04 minutes 52 seconds East, with a common northeasterly line of said 3778.28 acre tract of land and the southwesterly line of said 115.02 acre tract of land, a distance of 434.96 feet to a 1/2 inch iron rod with cap stamped "1519 Surveying" set for corner, from which a 1/2 inch iron rod found for a common interior corner of said 3778.28 acre tract of land and the south corner of said 115.02 acre tract of land bears South 31 degrees 04 minutes 52 seconds East, a distance of 1,755.96 feet;

THENCE South 58 degrees 55 minutes 08 seconds West, a distance of 86.36 feet to a 1/2 inch iron rod with cap stamped "1519 Surveying" set for the beginning of a curve to the left having a radius of 75.00 feet, a central angle of 174 degrees 33 minutes 59 seconds, and a chord that bears South 28 degrees 21 minutes 50 seconds East, a chord length of 149.83 feet;

THENCE Southeasterly, with said curve to the left, an arc length of 228.51 feet to a 1/2 inch iron rod with cap stamped "1519 Surveying" set for corner;

THENCE North 58 degrees 55 minutes 08 seconds East, a distance of 23.46 feet to a 1/2 inch iron rod with cap stamped "1519 Surveying" set for corner;

THENCE South 31 degrees 04 minutes 52 seconds East, a distance of 402.46 feet to a 1/2 inch iron rod with cap stamped "1519 Surveying" set for corner;

THENCE South 60 degrees 01 minute 17 seconds West, a distance of 1,020.80 feet to a 1/2 inch iron rod with cap stamped "1519 Surveying" set for corner;

THENCE North 00 degrees 39 minutes 58 seconds East, a distance of 721.52 feet to a 1/2 inch iron rod with cap stamped "1519 Surveying" set for corner;

THENCE North 26 degrees 22 minutes 44 seconds East, a distance of 657.91 feet to a 1/2 inch iron rod with cap stamped "1519 Surveying" set for corner;

THENCE North 58 degrees 55 minutes 08 seconds East, a distance of 156.34 feet to the POINT OF BEGINNING and containing 667,622 square feet or 15.33 acres of land, more or less.

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	75.00'	174°33'59" (LT)	S 28°21'50" E	149.83'	228.51'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 58°55'08" W	86.36'
L2	N 58°55'08" E	23.46'
L3	S 31°04'52" E	402.46'
L4	N 58°55'08" E	156.34'
L5	N 30°40'40" E	113.51'
L6	S 76°26'29" E	140.54'

BOUNDARY SURVEY
Tract 22
Being 15.33 acres of land situated within the Hardin R McGrew Survey, Abstract No. 70 of Somervell County, Texas, and being a portion of Tract Two Parcel A, a called 3778.28 acre tract of land recorded in Volume 126, Page 27, O.P.R.S.C.T.

NOTES:
1. Bearings are based on the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83), North Central Zone (4202). Coordinates and distances are surface values and can be converted to grid by dividing by the grid to surface factor of 1.00006 (0,0 base point).
2. This survey is done without the benefit of a title commitment.
3. No flood zone determination was made as part of this survey.

LEGEND

- - 1/2 inch Rod set with cap stamped "1519 SURVEYING"
- - 1/2 inch Iron Rod Found unless otherwise noted
- ▲ - Calculated Corner

D.R.S.C.T. - Deed Records, Somervell County, Texas
O.P.R.S.C.T. - Official Public Records, Somervell County, Texas

1519 Job No.: 9622	Drawn By: JWJ
Sheet 1 of 1	Reviewed By: SMP
Property Address: None	Prepared For: Rough Creek Operating, LP

I, the undersigned, do hereby certify that the plat shown hereon was prepared from an on-the-ground survey performed by me or under my direct supervision and completed on May 4, 2021; No warranty is made of intended for the location of any or all easements that may exist within the bounds of this survey.

Shaun Piepkorn

Shaun Piepkorn
Registered Professional Land Surveyor
Texas No. 6432
Date: May 4, 2021

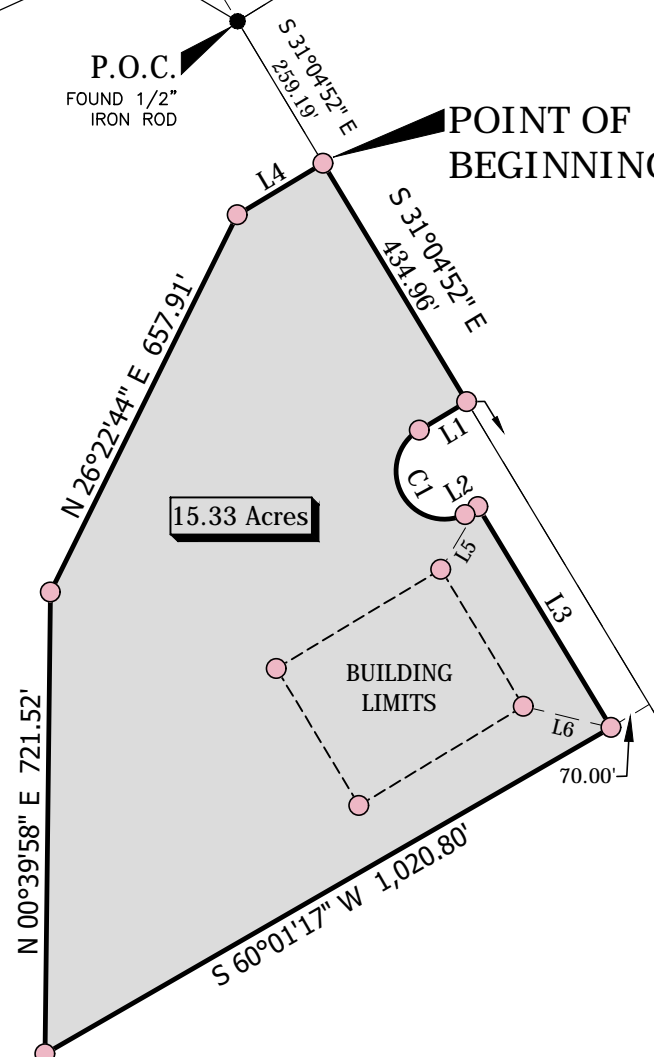


This survey may only be used for the original transaction for which it was created. Digital or photocopy reproductions of this survey may not be used for subsequent transactions.

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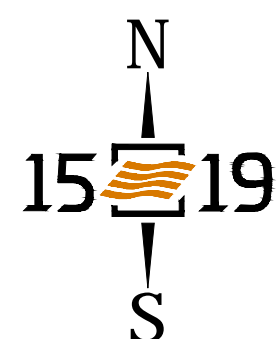
REMAINDER OF TRACT TWO PARCEL A
CALLED 3778.28 ACRES
ROUGH CREEK OPERATING, LP
VOLUME 126, PAGE 27
O.P.R.S.C.T.

HARDIN R MCGREW SURVEY
ABSTRACT NO. 70

JOHN BALL SURVEY
ABSTRACT NO. 175

ABRAHAM LEWIS SURVEY
ABSTRACT NO. 60

WILLIAM GARLICK SURVEY
ABSTRACT NO. 38



(SCALE: 1" = 300')

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