



Legend
 FIP = Fd 12 inch Rebar
 SIP = Set 12 inch Rebar
 with plastic cap
 marked \$500
 FRRS = Set Railroad Spike
 PCP-Pipe Fence Corner Post
 -X- = Barbed Wire Fence Line
 = Overhead Electric Line

located on the adjacent property or adjoining property, any conflicts in use, any enforceable rights of adjoining owners and any conditions of adverse possession. Please refer to legal sections in these reports.

THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR LEASE LINES, EASEMENTS OR RECORDS IN THE PUBLIC RECORDS. RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

and are not the controlling factor for the position shown herein.

NOTE:
 Adjoining tract data is for informational purposes only and represent a complete survey of these lands.
 Possible conflicts in adjoining property lines may arise as a result of surveying errors or other factors.
 This plat represents a survey of the boundaries and impements cited in request for survey.
 This plat does not represent a complete survey of adjoining

EXHIBT A - Survey/Land Description

OWEN SURVEYING CO.

P. O. BOX 336, BRECKENRIDGE, TX 76424

MICHAEL DAVIS,
PRESIDENT
OFFICE 254-559-9898
FAX 254-559-7372

ERIC BRENNAN, RPLS #5560

Firm Number 10069000
www.owensurveying.com

METES AND BOUNDS DESCRIPTION

161.69 Acre Tract

Page 1 of 2

All that certain 161.69 acre tract or parcel of land situated in the Texas Emigration & Lands Company Lands, Survey Number 955, Abstract Number 371, County of Throckmorton, State of Texas, and said tract being all of a called 160 acre tract as described in deed to Rob Huston, filed 22 June 2021, and recorded in clerks instrument number 118624 of the Official Public Records of said Throckmorton County, and being more particularly described as follows;

BEGINNING for the northeast corner of the tract being described herein at a set 1/2 inch rebar, said rebar being the northeast corner of said Huston tract, same being the northeast corner of said Survey Number 955, same being the northwest corner of Texas Emigration & Lands Company Lands, Survey Number 962, Abstract Number 378, same being the southwest corner of the Texas and Emigration & Lands Company Lands, Survey Number 961, Abstract Number 377, same being the southeast corner of the Texas Emigration & Lands Company Lands, Survey Number 372, Abstract Number 372, same being the northwest corner of a called 150 acre tract as described in deed to Stephen Allen Davis and Kathleen Marie Towell Davis, Co-Trustees, filed 09 December 2022, and recorded in clerks instrument number 119723 of said official public records, said rebar being in Throckmorton County Road Number 334, from said rebar a found pipe fence corner post bears North 41 degrees East, a distance of 42.9 feet, from said rebar a point by a found pipe fence corner post on the south side of Throckmorton County Road Number 328 bears North 00 degrees 11 minutes 39 seconds West, a distance of 3737.72 feet, from said rebar a set 1/2 inch rebar being the northeast corner of said Survey Number 962 bears South 89 degrees 35 minutes 28 seconds East, a distance of 3730.46 feet, and said beginning rebar also having a NAD 83 North Central Texas Coordinate of N:7070993.65 E:1790405.37;

THENCE: South 00 degrees 15 minutes 22 seconds West, with the east line of said Huston tract, and the east line of said Survey 955, and passing at 1748.06 feet a set 1/2 inch rebar being the southwest corner of said Davis tract, from said rebar a wood fence corner post bears South 55 degrees 58 minutes East, a distance of 29.2 feet, and continuing on said course, a total distance of 1877.09 feet to a set 1/2 inch rebar for the southeast corner of this tract, same being the southeast corner of said Huston tract, from said rebar a pipe fence corner post bears South 11 degrees 17 minutes West, a distance of 4.9 feet, from said rebar a found iron rod with plastic cap marked "4015" being the southeast corner of said Survey 955 bears South 00 degrees 15 minutes 22 seconds West, a distance of 1877.09 feet;

THENCE: North 89 degrees 45 minutes 14 seconds West, with the south line of said Huston tract, and passing at 3669.11 feet a set 1/2 inch rebar on the east side of said CR 334, from said rebar a pipe fence corner post bears South 00 degrees 10 minutes 52 seconds West, a distance of 8.1 feet, and continuing on said course, a total distance of 3747.09 feet to a found iron rod for the southwest corner of this tract, same being the southwest corner of said Huston tract, said rebar being on the west line of said Survey 955, from said rebar a found iron rod with plastic cap marked "4015" being the southwest corner of said Survey 955 bears South 00 degrees 21 minutes 01 seconds West, a distance of 1885.55 feet;

EXHIBT A - Survey/Land Description

161.69 Acre Tract

Page 2 of 2

THENCE: North 00 degrees 20 minutes 23 seconds East, with the west line of said Huston tract, and the west line of said Survey 955, a distance of 1883.55 feet to a set 1/2 inch rebar for the northwest corner of this tract, same being the northwest corner of said Survey 955, from said rebar a pipe fence corner post bears North 88 degrees 32 minutes West, a distance of 129.34 feet, from said rebar another found pipe fence corner post bears North 00 degrees 49 minutes East, a distance of 55.53 feet, from said rebar a found iron rod being the northwest corner of said Survey 950 bears North 89 degrees 29 minutes 32 seconds West, a distance of 3698.96 feet, from said rebar a found 2 inch pipe bears North 00 degrees 28 minutes 36 seconds East, a distance of 3730.65 feet;

THENCE: South 89 degrees 39 minutes 19 seconds East, with the north line of Huston tract, and the north line of said Survey 955, a distance of 3744.35 feet to the **POINT OF BEGINNING** and containing 161.69 acres of land.

NAD83 NCTZ Grid Bearings and Distances reflect Surface measurements.



Eric Brennan, Texas Registered
Professional Land Surveyor
Number 5560
Dated 10 June 2024