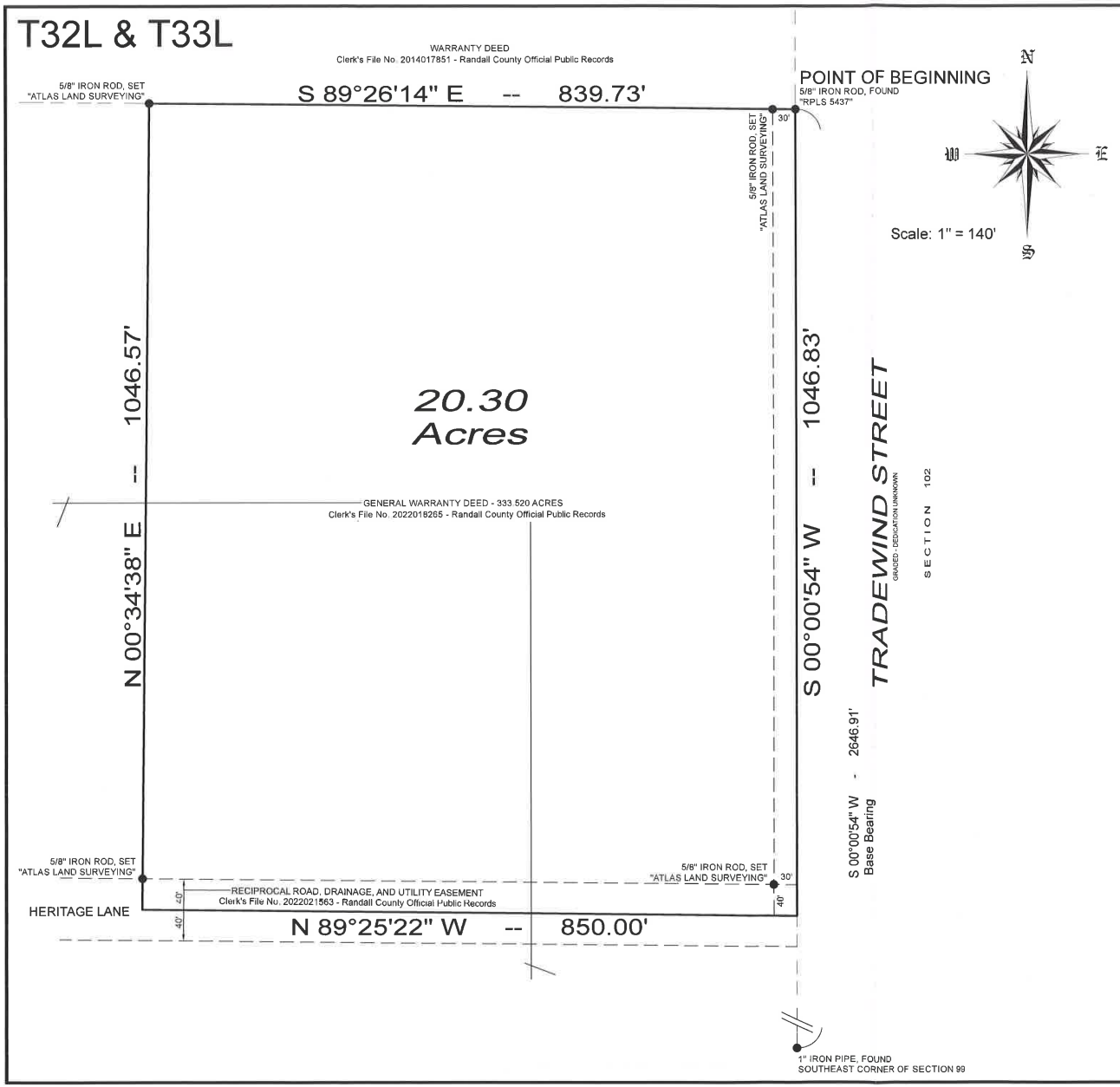
T32L & T33L



Description:

A 20.30 acre tract of land situated in Section 99, Block M-8, A. B. & M. Survey, Randall County, Texas, and being a portion of a 333.520 acre tract of land as conveyed in that certain General Warranty Deed of record under Clerk's File Number 2022018265 of the Official Public Records of Randall County, Texas, said 20.30 acre tract of land being described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with green plastic cap stamped "RPLS 5437" found in the East line of said Section 99 the Northeast corner of said 333.520 acre tract of land and this tract of land, whence a 1 inch iron pipe found for the Southeast corner of said Section 99 and said 333.520 acre tract of land bears South 00 degrees 00 minutes 54 seconds West (base bearing), a distance of 2646.91 feet;

THENCE South 00 degrees 00 minutes 54 seconds West, along the East line of said Section 99, a distance of 1046.83 feet to the Southeast corner of this tract of land;

THENCE North 89 degrees 25 minutes 22 seconds West, a distance of 850.00 feet to the Southwest corner of this tract of land;

THENCE North 00 degrees 34 minutes 38 seconds East, a distance of 40.00 feet pass a 5/8 inch iron rod with green plastic cap stamped "ATLAS LAND SURVEYING" (ALS-Cap) set, continue for a total distance of 1046.57 feet to an ALS-Cap set for the Northwest corner of this tract of land;

THENCE South 89 degrees 26 minutes 14 seconds East, along the North line of said 333.520 acre tract of land, a distance of 799.73 pass an ALS-Cap set, continue for a total distance of 839.73 feet to the POINT OF BEGINNING.

Schedule B item notes:

Items 10h, 10i, 10j, 10k, 10j, 10m, and 10n do not apply.

Easements that do or do not apply are the opinion of this surveyor. Contact parties in each document to verify location, size and its relevance.

Reference DeBault Title Commitment No. 24-0001 Schedule B.

Notes:

( ) = Measured and/or calculated data based on field observations.

This Survey may not reflect all items and conditions that are contained in the covenants and/or restrictions that affect this property.

This Survey is subject to any facts which may be disclosed by a full and accurate title search.

Records research performed with this survey was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

● = Monuments found and/or set as noted.

Portions of this plat are exaggerated for clarity.

All found corners are used as controlling monuments.

Bearing basis is per record plat, previous deed/survey or G. P. S. observation.

Only those easements furnished (paper or digital media) to the surveyor are shown hereon.

Certification:

To: **DeBault Title and Tevyn Dale Murrell**

The undersigned does hereby certify that this plat of survey of the property described hereon represents the results of a survey made on the ground under my direction and supervision this the **5th** day of **January, 2024**. This certification expressed or implied hereon applies only to the individuals explicitly listed above, and no other parties.

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STATE OF TEXAS
REGISTERED
DAVID G. MILLER
5437
PROFESSIONAL
LAND SURVEYOR

1-5-24

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Firm # 10194242

G.F. No. 24-0001

David G. Miller, R.P.L.S.
Registration No. 5437