



OWEN SURVEYING CO.

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ERIC BRENNAN, RPLS #5560

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METES AND BOUNDS DESCRIPTION Tract One – 114.91 Acre Tract

All that certain 114.91 acre tract or parcel of land situated in the T. E. & L. Co., Section Number 976, Abstract Number 392, County of Throckmorton, State of Texas, said tract being all of a called 115 acre tract as described in deed to D. G. Whitaker Family LTD, filed 29 April 2013, and recorded in volume 408 page 790 of the Official Public Records of said Throckmorton County, and being more particularly described as follows;

BEGINNING for the southeast corner of the tract being described herein at a set 1½ inch rebar, said rebar being the southeast corner of said Whitaker tract, same being the southeast corner of said Section 976, and the southwest corner of T.E. & L. Section 985, Abstract Number 401, and the northwest corner of T.E. & L. Section 984, Abstract Number 400, and the northeast corner of T.E. & L. Section 977, Abstract Number 393, and said rebar being the northwest corner of a called 320 acre tract as described in deed to Marjorie Kay Whitaker Apple et al, filed 03 November 1977, and recorded in volume 200 page 231 of the Deed Records of said Throckmorton County, said rebar also having NAD 83 NCTZ grid coordinates of N-7067211.39, E-1801633.01;

THENCE: North 89 degrees 49 minutes 58 seconds West, with the south line of said Section 976, same being the south line of said Whitaker tract, and passing at 3711.82 feet a set 1½ inch rebar on the east right of way line of Farm to Market Road Number 1710, and continuing on said course a total distance of 3751.82 feet to a set railroad spike in the center of said road for the southwest corner of said Whitaker tract;

THENCE: North 00 degrees 11 minutes 52 seconds East, with the center of said road, a distance of 344.97 feet to a set railroad spike for an angle point in said road;

THENCE: North 00 degrees 18 minutes 50 seconds West, with the center of said road a distance of 1002.38 feet to a set railroad spike for the occupied northwest corner of said Whitaker tract, same being the occupied southwest corner of a tract as described in deed to Martin C. Reamy, as Trustee of the Reamy 2005 Trust, filed 09 May 2007, and recorded in volume 377 page 450 of said deed records, said spike also being South 00 degrees 18 minutes 50 seconds West a distance of 2386.04 feet from a found nail at the intersection of said FM Road and Throckmorton County Road Number 376 being the northwest corner of said Section 976;

THENCE: South 89 degrees 25 minutes 10 seconds East, with the occupied north line of said Whitaker tract, and with the occupied south line of said Reamy tract, and passing at 40 feet a set 1½ inch rebar on the east right of way line of said road, and continuing on said course with a barbed wire fence, and passing at 3752.95 feet a found 1½ inch rebar, and continuing on said course a total distance of 3756.69 feet to a set 1½ inch rebar for the northeast corner of said Whitaker tract, same being the southeast corner of said Reamy tract, and said rebar being on the east line of said Section 976, same being the west line of said Section 985;

THENCE: South 00 degrees 01 minutes 02 seconds West, with the east line of said Whitaker tract, and with the east line of said Section 976, and with the west line of said Section 985, a distance of 1320.21 feet to the **POINT OF BEGINNING** and containing 114.91 acres of land.

NAD83 Grid Bearings and Distances reflect Surface measurements.



Eric Brennan, Texas Registered
Professional Land Surveyor
Number 5560
Dated 27 January 2016

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METES AND BOUNDS DESCRIPTION Tract Two – 319.83 Acre Tract

All that certain 319.83 acre tract or parcel of land situated in the T. E. & L. Co., Section Number 984, Abstract Number 400, County of Throckmorton, State of Texas, said tract being all of a called 320 acre tract as described in deed to Marjorie Kay Whitaker Apple, Russell Calvin Whitaker and Cheryl Ann Whitaker, filed 03 November 1977, and recorded in volume 200 page 231 of the Deed Records of said Throckmorton County, and being more particularly described as follows;

BEGINNING for the northwest corner of the tract being described herein at a set 1½ inch rebar, said rebar being the northwest corner of said Apple tract, same being the northwest corner of said Section 984, and the southwest corner of T.E. & L. Section 985, Abstract Number 401, and the southeast corner of T.E. & L. Section 976, Abstract Number 392, and the northeast corner of T.E. & L. Section 977, Abstract Number 393, and said rebar being the southeast corner of a called 115 acre tract as described in deed to D. G. Whitaker Family LTD, filed 29 April 2013, and recorded in volume 408 page 790 of the Official Public Records of said Throckmorton County, said rebar also having NAD 83 NCTZ grid coordinates of N-7067211.39, E-1801633.01;

THENCE: North 89 degrees 52 minutes 05 seconds East, with the north line of said Section 984, and passing at 28 feet a pipe fence corner post, and continuing on said course a total distance of 3734.09 feet to a set 1½ inch rebar for the northeast corner of said Section 984, same being the southeast corner of said Section 985, same being the southwest corner of T.E. & L. Section 992, Abstract Number 408, same being the northwest corner of T.E. & L. Section 993, Abstract Number 409;

THENCE: South 00 degrees 03 minutes 19 seconds West, with the east line of said Section 984, a distance of 3731.29 feet to a set 1½ inch rebar for the southwest corner of said Section 984, same being the southwest corner of said Section 993, same being the northwest corner of T.E. & L. Section 994, Abstract Number 410, same being the northeast corner of T.E. & L. Section 983, Abstract Number 399;

THENCE: South 89 degrees 52 minutes 05 seconds West, with the south line of said Section 984 and passing at 3718.2 feet a pipe fence corner post, and continuing on said course a total distance of 3733.50 feet to a pipe fence corner post for the southwest corner of said Section 984, same being the northwest corner of said Section 983, same being the northeast corner of T.E. & L. Section 978, Abstract Number 394, same being the southeast corner said Section 977, said post also being the northeast corner of a called 318.502 acre tract as described in deed to Christy & Beau Services, LLC, filed 18 November 2013, and recorded in volume 414 page 390 of said official public records;

THENCE: North 00 degrees 02 minutes 46 seconds East, with the west line of said Section 984, same being the east line of said Section 977, and passing at 14.6 feet a pipe fence corner post, and continuing on said course a total distance of 3731.29 feet to the **POINT OF BEGINNING** and containing 319.83 acres of land.

NAD83 Grid Bearings and Distances reflect Surface measurements.



Eric Brennan, Texas Registered
Professional Land Surveyor
Number 5560
Dated 27 January 2016