

**Survey Plat**  
**100.00 acres situated in the**  
**WM NATIONS SURVEY, Abst. No. 997;**  
**T.H. WOOLEY SURVEY, Abst. No. 1674;**  
**D.B. LIGON SURVEY, Abst. No. 2019;**  
**and the C.A. NORMAN SURVEY, Abst. No. 2241,**  
**Parker County, Texas.**

**FIELD NOTES:**

100.00 acres situated in the WM NATIONS SURVEY, Abst. No. 997; T.H. WOOLEY SURVEY, Abst. No. 1674; D.B. LIGON SURVEY, Abst. No. 2019; and the C.A. NORMAN SURVEY, Abst. No. 2241, Parker County, Texas, being a portion of the tract described in deed to W.A. Moncrief, Jr. Trustee under the Richard Wesley Moncrief Trust; W.A. Moncrief, Jr., Trustee under the William Alvin Moncrief, III Trust; W.A. Moncrief, Jr., Trustee under the Charles B. Moncrief Trust; W.A. Moncrief, Jr. Trustee under the Tom O. Moncrief Trust, Volume 654, Page 173, Deed Records, Parker County, Texas, being further described in deed to W.A. Moncrief as Tract Number 1 by deed recorded in Volume 350, Page 413, Deed Records, Parker County, Texas, and being more particularly described, as follows:

Beginning at a 1/2" iron rod capped MIZELL 6165 set in the northwesterly line of said Tract Number 1, in the ostensible south line of OLD AIRPORT ROAD (a variable width Right-of-Way);

THENCE S 29°41'08" E, 1571.04 feet to a 1/2" iron rod capped MIZELL 6165 set;

THENCE N 60°18'52" E, 306.65 feet to a 1/2" iron rod capped MIZELL 6165 set, from which a 1/2" iron rod found, for an ell corner of said Tract Number 1, bears N 24°01'50" W, 601.45 feet;

THENCE S 26°49'08" E, 1098.88 feet to a 1/2" iron rod capped MIZELL 6165 set;

THENCE S 64°16'00" W, 1838.63 feet to a 1/2" iron rod capped MIZELL 6165 set in the westerly line of said Tract Number 1, in the easterly line of FARM TO MARKET HIGHWAY NO. 51 (a 100'-110' Right-of-Way), from which a concrete highway monument found bears S 29°05'30" E, 1950.50 feet;

THENCE N 29°05'30" W, along the common line of said Tract Number 1 and FARM TO MARKET HIGHWAY NO. 51, 2459.25 feet to a concrete highway monument found;

THENCE along the northwesterly line of said Tract Number 1 and the ostensible south line of said OLD AIRPORT ROAD as follows:

N 15°28'47" W, 47.78 feet to a 4" wood post found;

N 29°41'40" E, 59.14 feet to a 6" wood post found, from which, the northwest corner of said WOOLEY SURVEY bears, per deed (Volume 350, Page 413) call, N 44°50'56" E, 129.05 feet;

N 61°29'52" E, 1128.57 feet to a 1/2" iron rod capped MIZELL 6165 set;

N 48°14'52" E, 149.43 feet to a 1/2" iron rod capped MIZELL 6165 set;

N 60°44'52" E, 220.00 feet to the POINT OF BEGINNING and containing 100.00 acres of land.

**NOTES:**

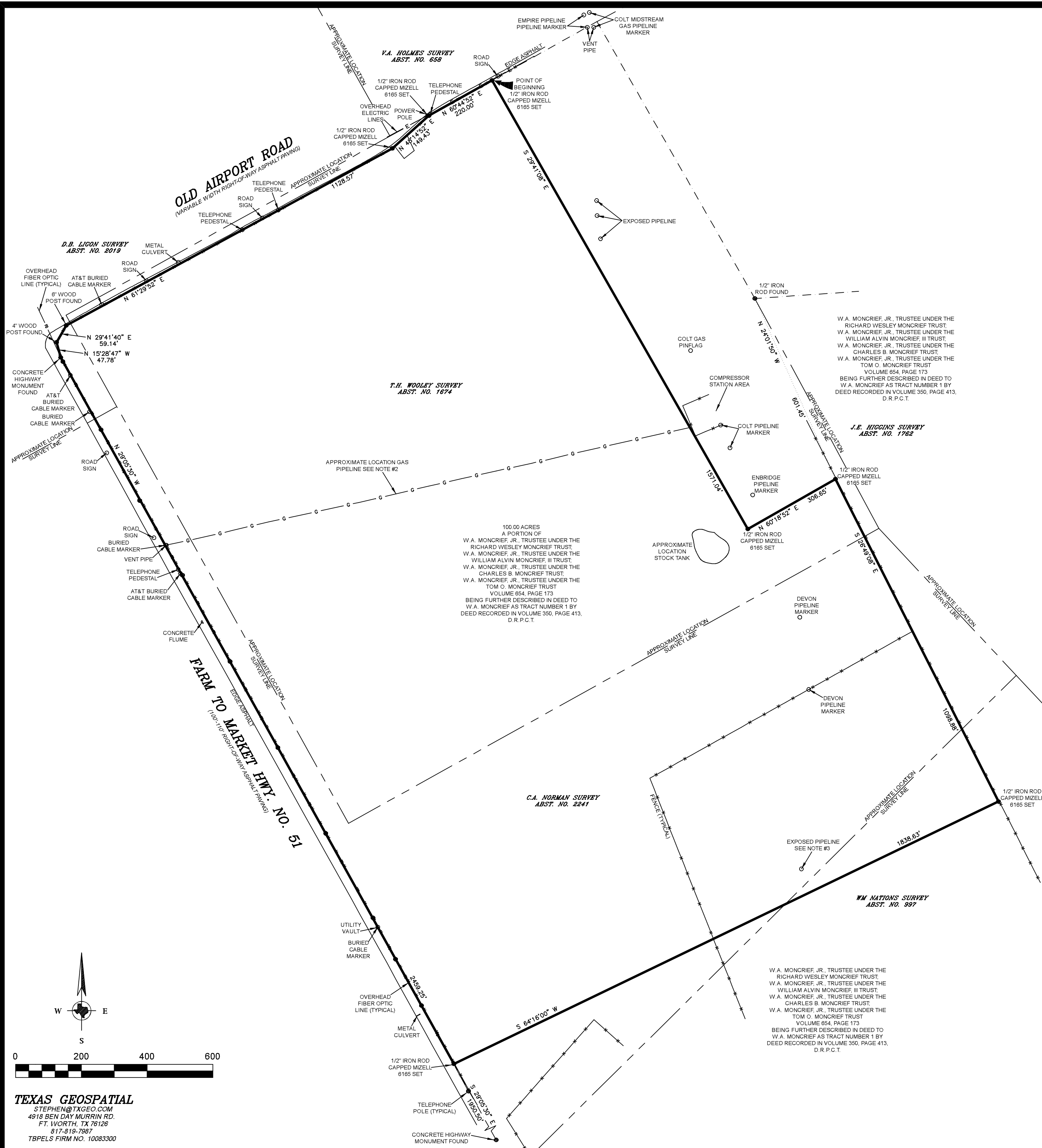
- BEARINGS BASED ON TRIMBLE GPS RTK NETWORK, STATE PLANE, TEXAS, NORTH CENTRAL, ZONE 4202.
- GAS PIPELINE AS SHOWN ON SURVEY BASED ON MARKINGS PROVIDED ON THE GROUND BY CURRENT LANDOWNER. MONTEX DRILLING REPRESENTATIVE HAS PROVIDED THE SURVEYOR WITH INFORMATION THAT THE GAS PIPELINE HAS BEEN DISCONNECTED BEYOND THE EASTERLY AND WESTERLY BOUNDARY LINES OF THIS SURVEY AND IS NO LONGER IN USE. ALL INTERESTED PARTIES ARE ADVISED TO VERIFY THIS INFORMATION WITH CURRENT LANDOWNER.
- AT THE TIME OF THIS SURVEY THERE IS VISIBLE EVIDENCE OF AN EXPOSED PIPELINE RUNNING IN A SOUTHERLY DIRECTION FROM THE COMPRESSOR STATION AREA. CURRENT LANDOWNER AND MONTEX DRILLING REPRESENTATIVES HAVE PROVIDED THE SURVEYOR WITH INFORMATION THAT THIS EXPOSED PIPELINE WILL BE RE-ROUTED SO THAT NO PORTION OF IT WILL BE WITHIN THE AREA OF THIS SURVEY. ALL INTERESTED PARTIES ARE ADVISED TO VERIFY THIS INFORMATION WITH CURRENT LANDOWNER.
- THERE IS EVIDENCE OF AN ABANDONED RAILROAD RIGHT-OF-WAY ACROSS PORTIONS OF THIS PROPERTY. CURRENT LANDOWNER REPRESENTATIVE HAS PROVIDED THE SURVEYOR WITH INFORMATION THAT THE RAIL LINE HAS LONG SINCE BEEN ABANDONED. ALL INTERESTED PARTIES ARE ADVISED TO VERIFY THIS INFORMATION WITH CURRENT LANDOWNER.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 448367C0385F DATED APRIL 05, 2019, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.
- SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY.
- UNDERGROUND UTILITIES EXIST IN THIS AREA. CONTACT TEXAS 811 BEFORE DIGGING, TRENCHING, OR EXCAVATING.
- TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY IN TITLE COMMITMENT GF NO. 881PT, EFFECTIVE DATE JULY 05, 2020, ISSUED JULY 10, 2020.

**SCHEDULE B ITEM:**

- THE EASEMENT RECORDED IN VOLUME 116, PAGE 32, DEED RECORDS, PARKER COUNTY, TEXAS, DOES NOT CONTAIN A LOCATIVE DESCRIPTION. CONTACT PIERCE PIPELINE CO. FOR EXACT LOCATION.
- THE EASEMENT RECORDED IN VOLUME 260, PAGE 533, DEED RECORDS, PARKER COUNTY, TEXAS, DOES NOT CONTAIN A LOCATIVE DESCRIPTION. CONTACT SOUTHWESTERN BELL TELEPHONE COMPANY FOR EXACT LOCATION. SAID EASEMENT REFERENCES THE RIGHT TO CUT DOWN AND KEEP CUT DOWN ALL TREES, PARTS OF TREES, AND UNDERBRUSH ON A STRIP OF LAND 25 FEET WIDE ADJACENT TO AND PARALLEL WITH THE EAST RIGHT-OF-WAY LINE OF HIGHWAY NO. 171.
- THE EASEMENT RECORDED IN VOLUME 723, PAGE 642, DEED RECORDS, PARKER COUNTY, TEXAS, DOES NOT CONTAIN A LOCATIVE DESCRIPTION. CONTACT SOUTHWESTERN GAS PIPELINE COMPANY FOR EXACT LOCATION.
- THE EASEMENT RECORDED IN VOLUME 740, PAGE 682, DEED RECORDS, PARKER COUNTY, TEXAS, DOES NOT CONTAIN A LOCATIVE DESCRIPTION. CONTACT SOUTHWESTERN GAS PIPELINE COMPANY FOR EXACT LOCATION.
- THE EASEMENT RECORDED IN VOLUME 743, PAGE 265, DEED RECORDS, PARKER COUNTY, TEXAS, DOES NOT CONTAIN A LOCATIVE DESCRIPTION. CONTACT SOUTHWESTERN GAS PIPELINE COMPANY FOR EXACT LOCATION.
- THE EASEMENT RECORDED IN VOLUME 2221, PAGE 1859, OFFICIAL RECORDS, PARKER COUNTY, TEXAS, DOES NOT AFFECT SUBJECT PROPERTY.
- THE EASEMENT RECORDED IN VOLUME 2503, PAGE 1987, OFFICIAL RECORDS, PARKER COUNTY, TEXAS, DOES NOT AFFECT SUBJECT PROPERTY.



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL  
ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED  
PROPERTY SHOWN HEREON.  
**Stephen Mizell**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6165  
SURVEYED ON THE GROUND JUNE 18-JULY 10, 2020



**TEXAS GEOSPATIAL**  
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