

PATRIOT SURVEYING, LLC

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1118 E. SAMMY BAUGH AVE. ROTAN, TEXAS 79546
(325) 207-9393 or (325) 207-6256

JOB NO. 24084

TRACT 1

A 318.6 ACRE TRACT OF LAND SITUATED IN SECTION 87, BLOCK 1, H&TC RR CO. SURVEY, ABSTRACT NO. 163, FISHER COUNTY, TEXAS, BEING A PART OF CERTAIN CALLED TRACT DESCRIBED IN A PARTITION DEED FROM MARTHA JANE PARTAIN SIMPSON, ET AL. TO SHAY V. FRANKS, DATED MARCH 1, 2018, RECORDED IN INSTRUMENT NO. 180272, OFFICIAL PUBLIC RECORDS, FISHER COUNTY, TEXAS, AND DESCRIBED MORE PARTICULARLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: at a 1/2" iron rod (found with cap marked "PATRIOT SURVEYING") at the southwest corner of Section 87 being 13.78 feet north of an old fence line, from which a 1/2" iron rod (found with cap marked "PATRIOT SURVEYING") at the southwest corner of Section 80 bears South 12°44'17" East, a distance of 5286.86 feet, and a 1/2" iron rod (set with cap marked "PATRIOT SURVEYING") being in the west line of Section 80 bears South 12°44'17" East, a distance of 2643.24 feet;

THENCE: North 14°49'26" West, for a distance of 5245.60 feet, with the west boundary line of Section 87, to a 1/2" iron rod (found with cap marked "PATRIOT SURVEYING") on the south right-of-way line of State Highway 92, from which a P.K. nail (found with washer marked "PATRIOT SURVEYING") at the northwest corner of Section 87 bears North 14°49'26" West a distance of 50.00 feet, from which a 1/2" iron rod (found) at the northwest corner of Section 92 bears North 11°12'04" West a distance of 5289.87 feet;

THENCE: North 76°36'47" East, for a distance of 106.09 feet, with the south right-of-way line of State Highway 92, to a 1/2" iron rod (set with cap marked "PATRIOT SURVEYING");

THENCE: South 13°23'13" East, for a distance of 15.00 feet, with the south right-of-way line of State Highway 92, to a 1/2" iron rod (set with cap marked "PATRIOT SURVEYING");

THENCE: North 76°36'47" East, for a distance of 1100.00 feet, with the south right-of-way line of State Highway 92, to a point for corner, from which a concrete monument (found) bears South 72°01'54" West, a distance of 1.89 feet;

THENCE: North 13°23'06" West, for a distance of 15.00 feet, with the south right-of-way line of State Highway 92, to a 1/2" iron rod (set with cap marked "PATRIOT SURVEYING");

THENCE: North 76°36'47" East, for a distance of 788.00 feet, with the south right-of-way line of State Highway 92, to a 1/2" iron rod (set with cap marked "PATRIOT SURVEYING");

THENCE: South 13°23'13" East, for a distance of 15.00 feet, with the south right-of-way line of State Highway 92, to a concrete monument (found);

THENCE: North 76°36'47" East, for a distance of 688.60 feet, with the south right-of-way line of State Highway 92, to a 1/2" iron rod (found with cap marked "PATRIOT SURVEYING"), at the northwest corner of that certain called 318.65 acre tract as described in Instrument No. 210404, from which a concrete right-of-way monument (found) bears North 76°36'47" East, a distance of 123.40 feet;

THENCE: South 14°12'39" East, for a distance of 5088.57 feet, with the west boundary line of the above mentioned 318.65 acre tract, to a 1/2" iron rod (found with cap marked "PATRIOT SURVEYING") at the northeast corner of that certain called 0.5000 acre tract as described in Instrument No. 210404, from which a 1/2" iron rod (found with cap marked "PATRIOT SURVEYING") at the southwest corner of said 318.65 acre tract, in the south boundary line of Section 87 bears South 14°12'39" East a distance of 147.59 feet;

THENCE: South 76°45'31" West, for a distance of 147.59 feet, with the north boundary line of the above mentioned 0.5000 acre tract, to a 1/2" iron rod (found with cap marked "PATRIOT SURVEYING");

THENCE: South 14°12'39" East, for a distance of 147.59 feet, with the west boundary line of said 0.5000 acre tract, to a 1/2" iron rod (found with cap marked "PATRIOT SURVEYING") in the south boundary line of Section 87;

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THENCE: South $76^{\circ}45'31''$ West, with the south boundary line of Section 87, passing a 1/2" iron rod (found with cap marked "PATRIOT SURVEYING") at a distance of 1165.64 feet, continuing a for a total distance of 2478.87 feet, **back to the Place of Beginning and containing 318.6 acres of land.**

TRACT 2

A 79.72 ACRE TRACT OF LAND SITUATED IN SECTION 80, BLOCK 1, H&TC RR CO. SURVEY, ABSTRACT NO. 1183, FISHER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED TRACT DESCRIBED IN A PARTITION DEED FROM MARTHA JANE PARTAIN SIMPSON, ET AL. TO SHAY V. FRANKS, DATED MARCH 1, 2018, RECORDED IN INSTRUMENT NO. 180272, OFFICIAL PUBLIC RECORDS, FISHER COUNTY, TEXAS, AND DESCRIBED MORE PARTICULARLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: at a 1/2" iron rod (found with cap marked "PATRIOT SURVEYING") at the northwest corner of Section 80 being 13.78 feet north of an old fence line, from which a 1/2" iron rod (found with cap marked "PATRIOT SURVEYING") at the southwest corner of Section 80 bears South $12^{\circ}44'17''$ East, a distance of 5286.86 feet, and a P.K nail (found with washer marked "PATRIOT SURVEYING") at the northwest corner of Section 87 bears North $14^{\circ}49'26''$ West, a distance of 5295.60 feet;

THENCE: North $76^{\circ}45'31''$ East, for a distance of 1313.23 feet, with the north boundary line of Section 80, to a 1/2" iron rod (found with cap marked "PATRIOT SURVEYING"), at the northwest corner of that certain called 79.684 acre tract as described in Instrument No. 210404, from which a 1/2" iron rod (found with cap marked "PATRIOT SURVEYING") at the northeast corner of the above mentioned 79.684 acre tract bears North $76^{\circ}45'31''$ East, a distance of 1313.23 feet;

THENCE: South $12^{\circ}46'51''$ East, for a distance of 2641.89 feet, with the west boundary line of said 79.684 acre tract, to a 1/2" iron rod (found with cap marked "PATRIOT SURVEYING"), from which a 1/2" iron rod (found with cap marked "PATRIOT SURVEYING") at the southeast corner of said 79.684 acre tract bears North $76^{\circ}42'02''$ East, a distance of 1315.22 feet;

THENCE: South $76^{\circ}42'02''$ West, for a distance of 1315.22 feet, to a 1/2" iron rod (set with cap marked "PATRIOT SURVEYING") in the west boundary line of Section 80;

THENCE: North $12^{\circ}44'17''$ West, for a distance of 2643.24 feet, with the west boundary line of Section 80, **back to the Place of Beginning and containing 79.72 acres of land.**

All bearings, distances, and areas are grid and based upon Texas State Plane Coordinate System (NAD 83), Texas North Central Zone (4202), as determined through GPS observations. The Theta Angle at the Point of Beginning is $-00^{\circ} 58' 47''$ and the combined scale factor is 0.999784776

See Plat prepared even date.

I, Elvis Pete Elrod, Registered Professional Land Surveyor, do hereby certify this plat to reflect an actual survey made on the ground under my supervision during the month of April 2024.

Given under my hand & seal, this the 23rd day of April, 2024.

by: 
Elvis Pete Elrod
Registered Professional Land Surveyor
State of Texas No. 6498

