TRIAD

In Re 6.263 Acres
Part of a residue of a called 34 Acre tract
Sterling C. Robertson Survey
Abstract No. 50
Burleson County, Texas

All that certain tract or parcel of land situated in Burleson County, Texas, being a part of the Sterling C. Robertson Survey, Abstract No. 50, being a part of a residue of a called 34 Acre tract conveyed from W.H. Moore to Filmore Ayers, et ux by deed dated May 13, 1946 recorded in Volume 95, Page 401 of the Official Records of Burleson County, Texas, and being more particularly described by metes and bounds as follows to wit:

COMMENCING at a found ½" iron rod on the northeast Right-of-Way line of Farm-to-Market Highway 1362 N, at the south corner of a called 4.582 Acre tract conveyed to David H. Ayers, et ux in Volume 404, Page 96, for the west corner of said residue of the 34 Acre tract;

THENCE S 33°01'15" E - 137.94' along the common line between the said residue of the 34 Acre tract and said northeast Right-of-Way line of Farm-to-Market Highway 1362 N to a set ½" iron rod with red plastic cap marked "TRIAD RPLS 5952" for the **POINT OF BEGINNING** and the west corner of this tract;

THENCE entering said residue of the 34 Acre tract, for division, for the following courses and distances:

N 55°59'31" E - 1,000.37' to a set ½" iron rod with red plastic cap marked "TRIAD RPLS 5952" for an exterior ell corner of this tract;
N 57°49'00" E - 1,001.00' to a set ½" iron rod with red plastic cap marked "TRIAD RPLS 5952" on the common line between a called 350 Acre tract conveyed to Charles Austin White, et al in Volume 415, Page 56 and said residue of the 34 Acre tract, for the north corner of this tract;

THENCE S 34°02'52" E - 122.49' along the common line between the said 350 Acre tract and said residue of the 34 Acre tract to a set ½" iron rod with red plastic cap marked "TRIAD RPLS 5952" for the east corner of this tract;

THENCE re-entering said residue of the 34 Acre tract, for division, for the following courses and distances:

S 57°26'30" W - 517.74' to a set ½" iron rod with red plastic cap marked "TRIAD RPLS 5952" for an interior ell corner of this tract;
S 55°41'53" W - 668.58' to a set ½" iron rod with red plastic cap marked "TRIAD RPLS 5952" for an exterior ell corner of this tract;
S 56°10'52" W - 607.20' to a set ½" iron rod with red plastic cap marked "TRIAD RPLS 5952" for an exterior ell corner of this tract;
S 56°58'45" W - 210.03' to a set ½" iron rod with red plastic cap marked "TRIAD RPLS 5952" on the common line between the said residue of the 34 Acre tract and said northeast Right-of-Way line of Farm-to-Market Highway 1362 N, for the south corner of this tract;

THENCE N 33°01'15" W - 139.10' along the common line between the said residue of the 34 Acre tract and said northeast Right-of-Way line of Farm-to-Market Highway 1362 N to the **POINT OF BEGINNING** containing within these metes and bounds 6.263 Acres of land.

Bearings are based on the Texas State Plane Coordinate System of 1983, Texas Central Zone.

I, Bradley L. Lipscomb, Registered Professional Land Surveyor No. 5952 in the State of Texas, do hereby certify that this survey was performed on the ground under my supervision and that the field notes hereon are true and correct to the best of my knowledge.

Given under my hand and seal this 8th day of November 2024.

EXHIBIT F 1 of 2

Bradley L. Lipscomb, RPLS

Triad Surveying, Inc.
Firm Registration No. 10007900
P.O. Box 1489
Rockdale, Texas 76567
(512) 446-3457

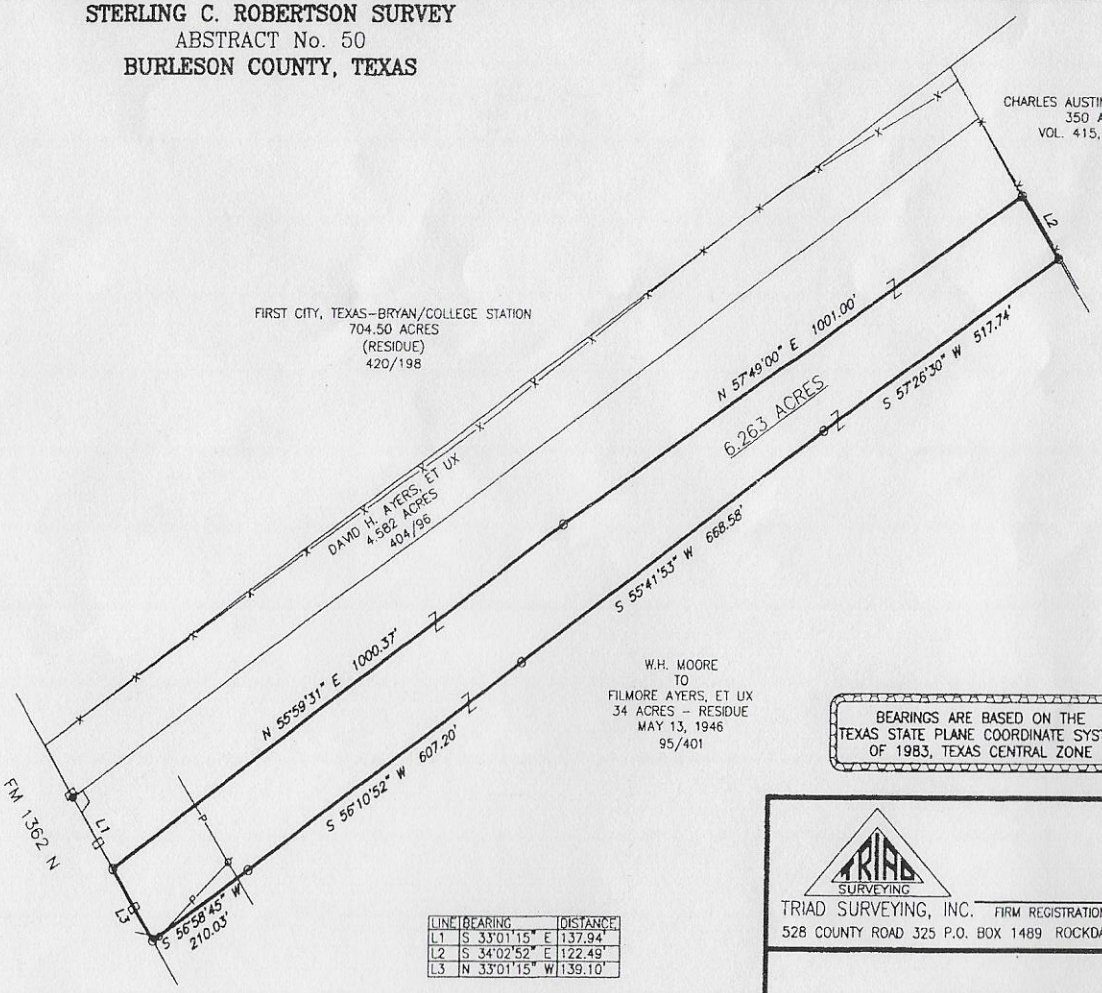
Project No. S24-369

STERLING C. ROBERTSON SURVEY
ABSTRACT No. 50
BURLESON COUNTY, TEXAS

GRID NORTH

LEGEND

- ● – 1/2" IRON ROD FOUND (AS NOTED)
- ○ – 1/2" IRON ROD SET WITH RED CAP MARKED "TRIAD RPLS 5952"
- —P— – OVERHEAD POWERLINE
- –x– – BARB WIRE FENCE
- –□– – WROUGHT IRON FENCE



LINE	BEARING	DISTANCE
L1	S 33°01'15" E	137.94'
L2	S 34°02'52" E	122.49'
L3	N 33°01'15" W	139.10'

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE

NOTES:

1. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THIS SURVEYOR HAS MADE NO ATTEMPT TO RESEARCH EASEMENTS AND/OR OTHER MATTERS WHICH MAY BE REFLECTED ON A CURRENT TITLE COMMITMENT.

2. THE FOLLOWING EASEMENTS APPLY AS BLANKET EASEMENTS TO THIS TRACT:

A) MATADOR PIPELINES, INC. – 254/15
B) SCURLOCK OIL COMPANY – 288/846

3. THIS SURVEY DOCUMENT IS CONSIDERED TO BE INVALID (IN ITS ENTIRETY) IF IT HAS BEEN ALTERED IN ANY WAY WHATSOEVER.

4. DEED REFERENCES ARE NOT A STATEMENT OF OWNERSHIP.

I, BRADLEY L. LIPSCOMB, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952 IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO THE TITLE AGENCY, UNDERWRITER, LENDER, MORTGAGE CO. AND/OR PURCHASER THAT THIS SURVEY WAS MADE ON THE GROUND; THIS PLAT HEREON CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY; THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN; THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROAD AS SHOWN; SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY AND NO PORTION APPEARS TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAPS NO. 48051C0075C BURLESON COUNTY, TEXAS DATED 1/6/2011 IN PLACE EXCEPT; THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV, SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 8th DAY OF NOVEMBER, 2024.

BRADLEY L. LIPSCOMB, RPLS

125 0 125 250 375 500 625 750

SCALE: 1" = 250 FEET

TRIAD SURVEYING, INC. FIRM REGISTRATION NO. 10007900
528 COUNTY ROAD 325 P.O. BOX 1489 ROCKDALE, TX. 76567

6.263 ACRES
STERLING C. ROBERTSON SURVEY, A-50
BURLESON COUNTY, TEXAS

Completion Date:	11/8/24	Drawn By:	MGG
Scale:	1"=250'	Surveyed by:	CA/RH
Project No.:	S24-369	Checked by:	BL

EXHIBIT F 2 of 2

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