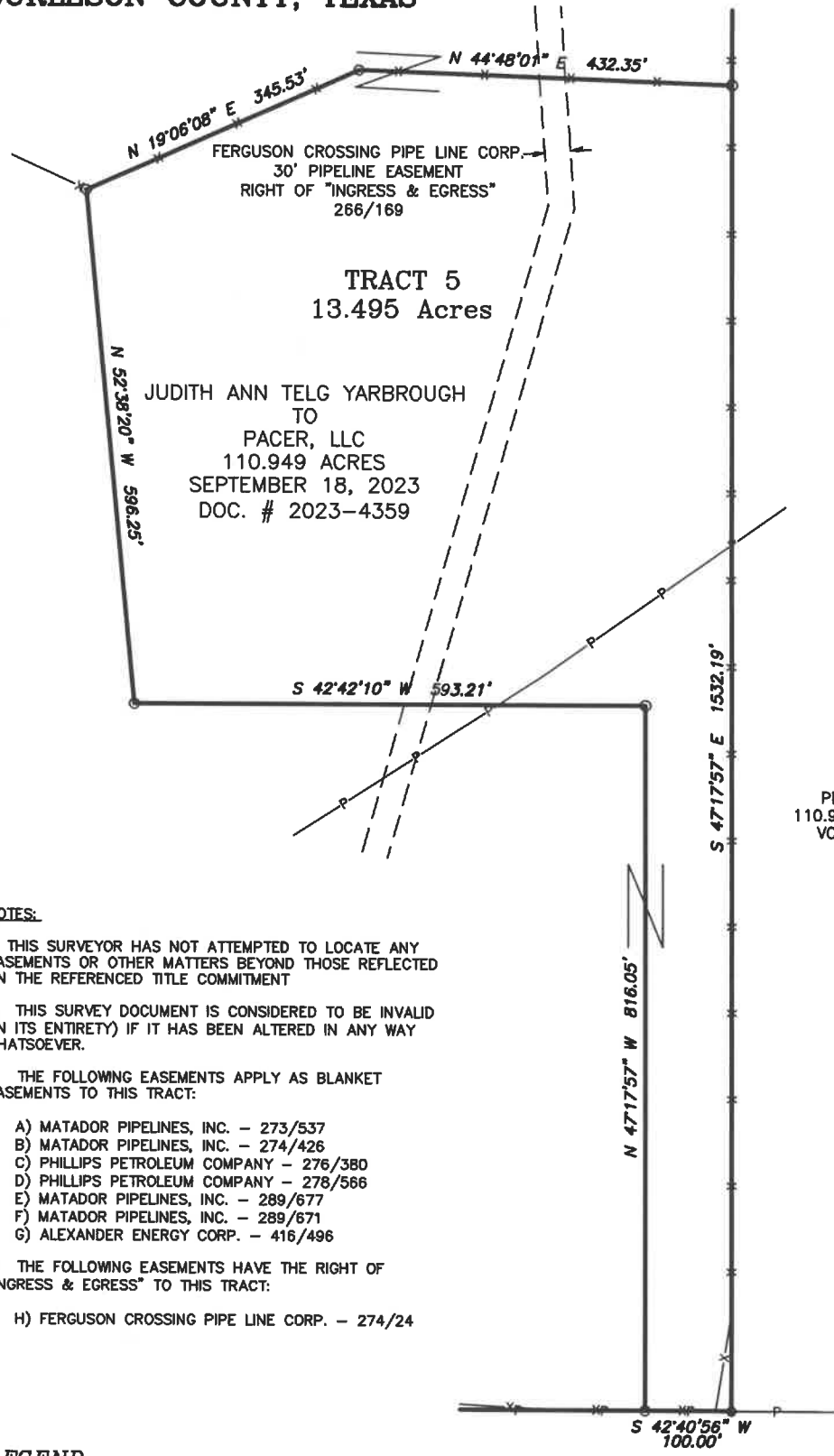


**SAMUEL SWEARINGEN SURVEY**  
**ABSTRACT No. 59**  
**BURLESON COUNTY, TEXAS**



**NOTES:**

1. THIS SURVEYOR HAS NOT ATTEMPTED TO LOCATE ANY EASEMENTS OR OTHER MATTERS BEYOND THOSE REFLECTED ON THE REFERENCED TITLE COMMITMENT
2. THIS SURVEY DOCUMENT IS CONSIDERED TO BE INVALID (IN ITS ENTIRETY) IF IT HAS BEEN ALTERED IN ANY WAY WHATSOEVER.
3. THE FOLLOWING EASEMENTS APPLY AS BLANKET EASEMENTS TO THIS TRACT:
  - A) MATADOR PIPELINES, INC. - 273/537
  - B) MATADOR PIPELINES, INC. - 274/426
  - C) PHILLIPS PETROLEUM COMPANY - 276/380
  - D) PHILLIPS PETROLEUM COMPANY - 278/566
  - E) MATADOR PIPELINES, INC. - 289/677
  - F) MATADOR PIPELINES, INC. - 289/671
  - G) ALEXANDER ENERGY CORP. - 416/496
4. THE FOLLOWING EASEMENTS HAVE THE RIGHT OF "INGRESS & EGRESS" TO THIS TRACT:
  - H) FERGUSON CROSSING PIPE LINE CORP. - 274/24

**LEGEND**

- - 1/2 IRON ROD FOUND WITH GREEN CAP MARKED "1562" (UNLESS NOTED)
- P— - OVERHEAD POWERLINE
- X— - BARB WIRE FENCE
- - 1/2" IRON ROD SET WITH RED CAP MARKED "TRIAD RPLS 5952"

FARM-TO-MARKET HIGHWAY 60

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

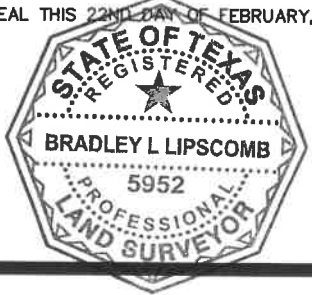



SCALE: 1" = 200 FEET

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 ROADS IN PLACE EXCEPT AS SHOWN; SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY AND NO PORTION APPEARS TO LIE WITHIN THE FLOOD ZONE AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48051C0325C, BURLESON COUNTY, TEXAS DATED 1/6/2011; THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SURVEYORS ASSOCIATION STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV, SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 22ND DAY OF FEBRUARY, 2024.

BRADLEY L. LIPSCOMB, RPLS





GF NO. BU-23-052

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

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**13.495 ACRES**  
 PART OF A CALLED 100.949 ACRE TRACT  
 SAMUEL SWEARINGEN SURVEY  
 ABSTRACT NO. 59  
 BURLESON COUNTY, TEXAS

|                          |                    |
|--------------------------|--------------------|
| Completion Date: 2/22/24 | Drawn By: BL       |
| Scale: 1"=200'           | Surveyed by: LS/OK |
| Project No.: S24-063     | Checked by: BL     |



In Re: 13.495 Acres (Tract 5)  
A part of a called 110.949 Acre tract  
Samuel Swearingen Survey  
Abstract No. 59  
Burlleson County, Texas

All that certain tract or parcel of land situated in Burlleson County, Texas, being a part of the Samuel Swearingen Survey, Abstract No. 59, being a part of a called 100.949 Acre tract conveyed from Judith Ann Telg Yarbrough to Pacer, LLC by Deed dated September 18, 2023 recorded in Document No. 2023-4359 of the Official Records of Burlleson County, Texas and being more particularly described by metes and bounds as follows to wit:

**BEGINNING** at a found ½" iron rod with green plastic cap marked "1562" on the northwest Right-of-Way line of Farm-to-Market Highway 60, at the south corner of a called 110.9 Acre tract (Tract 1) conveyed to Peggy Lynn Telg in Volume 864, Page 763, for the common east corner of the said 110.949 Acre tract and of this tract;

**THENCE** S 42°40'56" W - 100.00' along the common line between the said northwest Right-of-Way line of Farm-to-Market Highway 60 and the said 110.949 Acre tract to a set ½" iron rod with red plastic cap marked "TRIAD RPLS 5952" for the most easterly south corner of this tract;

**THENCE** entering the said 110.949 Acre tract, for division, for the following courses and distances:

N 47°17'57" W - 816.05' to a set ½" iron rod with red plastic cap marked "TRIAD RPLS 5952" for an interior ell corner of this tract;

S 42°42'10" W - 593.21' to a set ½" iron rod with red plastic cap marked "TRIAD RPLS 5952" for the most westerly south corner of this tract;

N 52°38'20" W - 596.25' to a set ½" iron rod with red plastic cap marked "TRIAD RPLS 5952" for the west corner of this tract;

N 19°06'08" E - 345.53' to a set ½" iron rod with red plastic cap marked "TRIAD RPLS 5952" for an exterior ell corner of this tract;

N 44°48'01" E - 432.35' to a set ½" iron rod with red plastic cap marked "TRIAD RPLS 5952" on the common line between the said 110.9 Acre tract and the said 110.949 Acre tract, for the north corner of this tract;

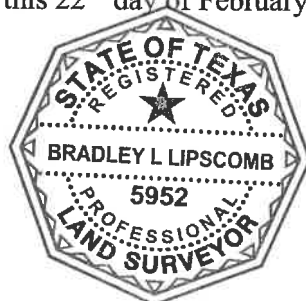
**THENCE** S 47°17'57" E - 1532.19' along the common line between the said 110.9 Acre tract and the said 110.949 Acre tract to the **POINT OF BEGINNING** containing within these metes and bounds 13.495 Acres of land.

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 22<sup>nd</sup> day of February, 2024.

  
Bradley L. Lipscomb, RPLS



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

Project No. S24-063