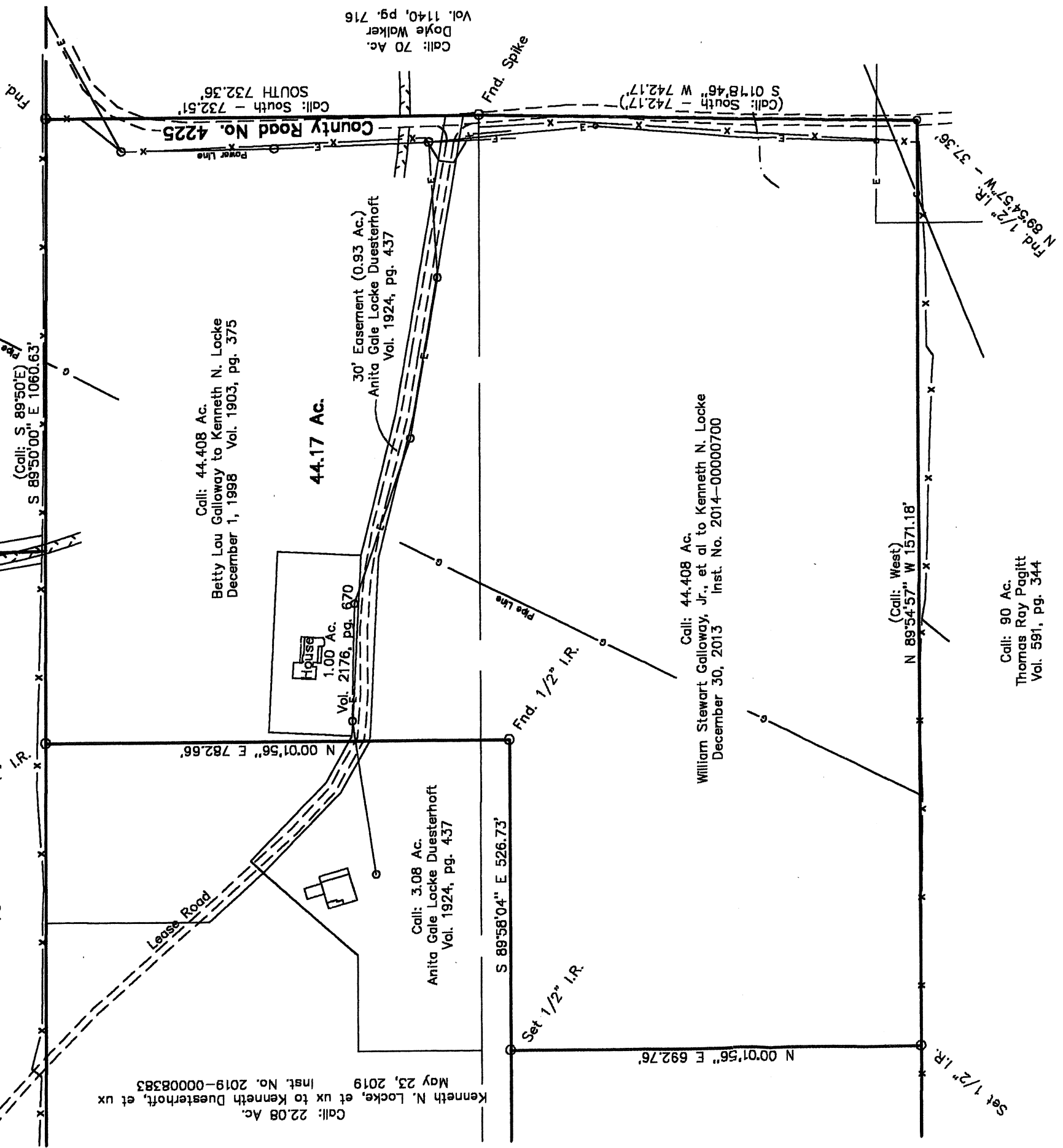


ESTEVAN CAZENOVA SURVEY A - 129



Call: 102.5 Ac.
W. E. Campbell
Vol. 1455, pg. 429

Call: 139.612 Ac.
C. Preston Dickerson
Vol. 837, pg. 360



Call: 22.08 Ac.
Kenneth N. Locke, et ux to Kenneth Duesterhoft, et ux
May 23, 2019
Inst. No. 2019-00008383

N 00°01'56\" E 782.66'

Call: 44.408 Ac.
Betty Lou Galloway to Kenneth N. Locke
December 1, 1998 Vol. 1903, pg. 375

House
1.00 Ac.
Vol. 2176, pg. 670

30' Easement (0.93 Ac.)
Anita Gale Locke Duesterhoft
Vol. 1924, pg. 437

Call: 3.08 Ac.
Anita Gale Locke Duesterhoft
Vol. 1924, pg. 437

S 89°58'04\" E 526.73'

Call: 44.408 Ac.
William Stewart Galloway, Jr., et al to Kenneth N. Locke
December 30, 2013 Inst. No. 2014-00000700

N 00°01'56\" E 692.76'

(Call: West)
N 89°54'57\" W 1571.18'

Call: 90 Ac.
Thomas Ray Pagitt
Vol. 591, pg. 344

Fnd. 1/2\" I.R. - - 37.36'

County Road No. 4225
Call: South - 732.51'

Call: 70 Ac.
Doyle Walker
Vol. 1140, pg. 716

(Call: South - 742.17')
S 01°18'46\" W 742.17'

NOTE:
Easement to Hunt Oil Company - Vol. 505, pg. 495 - Location not defined
Easement to Hunt Oil Company - Vol. 505, pg. 496 - Location not defined
Easement to Hunt Oil Company - Vol. 505, pg. 504 - Location not defined
Easement to Atlantic Refining Company - Vol. 519, pg. 631- Does not affect this property

Bearings based on record call along the North line of a called 44.408 acre tract recorded in Volume 675, page 217 of the Deed Records of Henderson County, Texas.

I, Jerry D. Jones, Registered Professional Land Surveyor No. 2504 do hereby declare that the plat shown hereon accurately represents the results of an on the ground survey made under my direction and supervision during the month of May, 2024, and all corners are as shown hereon. There are no encroachments, conflicts, or protrusions apparent on the ground except as shown.

This survey complies with the Professional and Technical Standards of the Texas Board of Professional Land Surveying, effective September 1, 1992.

This survey was performed for a specific transaction and the use for any other purpose or by any other party is done at the users risk and the undersigned surveyor is not responsible for any loss resulting from that use.

Jerry D. Jones, Registered Professional Land Surveyor No. 2504
May 10, 2024

PLAT OF SURVEY
SHOWING
PART OF THE
ESTEVAN CAZENOVA SURVEY A-129
HENDERSON COUNTY, TEXAS

Descriptions accompanies this plat.

Scale: 1" = 200'

JERRY D. JONES
REGISTERED PROFESSIONAL LAND SURVEYOR

P.O. BOX 146
FRANKSTON, TEXAS
PHONE 909/876-4499
FIRM NO. 10052300

JOB NO.
H-129-44

Description of a 44.17 acre tract
ESTEVAN CAZENOVA SURVEY, ABSTRACT No. 129
Henderson County, Texas

ALL that certain tract or parcel of land being a part of the ESTEVAN CAZENOVA SURVEY, ABSTRACT No. 129, Henderson County, Texas, also being a part of that certain called 44.408 acre tract conveyed to Kenneth N. Locke, et ux, by Betty Lou Galloway, December 1, 1998, recorded in Volume 1903, page 375, and a part of that certain called 44.408 acre tract, conveyed to Kenneth N. Locke, et ux, by William Stewart Galloway, Jr., et al, December 30, 2013, recorded in Instrument No. 2014-00000700, and of the Official Public Records of Henderson County, Texas, and being more completely described as follows, to-wit:

BEGINNING at a 1/2" Iron Rod found for corner at the Northeast corner of said 44.408 acre tract (Vol. 1903, pg. 375), the Northwest corner of a called 70 acre tract described in Volume 1140, page 716, in the South line of a called 139.612 acre tract described in Volume 837, page 360.

THENCE in a southerly direction with the East line of said 44.408 acre tract (Vol. 1903, pg. 375)(called South - 732.51'), and the East line of said 44.408 acre tract (2014-00000700)(called South - 742.17'), and generally along County Road No. 4225, as follows:

SOUTH - 732.36 feet to a Spike found for corner at the Southeast corner of said 44.408 acre tract, the Northeast corner of said 44.408 acre tract;

S 1°18'46"W - 742.17 feet to the Southeast corner of said 44.408 acre tract (2014-00000700), the Northeast corner of a called 90 acre tract described in Volume 591, page 344, from said corner a 1/2" Iron Rod (found) bears N 89°54'57"W - 37.36 feet.

THENCE N 89°54'57"W, with the South line of said 44.408 acre tract (called West), the North line of said 90 acre tract, a distance of 1571.18 feet to a 1/2" Iron Rod set for corner.

THENCE N 0°01'56"E a distance of 692.76 feet to a 1/2" Iron Rod set for corner in the South line of a called 22.08 acre tract conveyed to Kenneth Duesterhoft by Kenneth Locke in Instrument No. 2019-0008383.

THENCE S 89°58'04"E, with the South line of said 22.08 acre tract, a distance of 526.73 feet to a 1/2" Iron Rod found for corner at the Southeast corner of same.

THENCE N 0°01'56"E, partly with the southerly East line of said 22.08 acre tract and the East line of a 3.08 acre tract conveyed to Anita Gale Locke Duesterhoft in Volume 1924, page 437, a distance of 782.66 feet to a 1/2" Iron Rod set for corner in the North line of said 44.408 acre tract (Vol. 1903, pg. 375), the South line of a called 102.5 acre tract described in Volume 1455, page 429.

THENCE S 89°50'00"E, with the North line of said 44.408 acre tract (called S 89°50'E), the South line of said 102.5 acre tract and the South line of the above mentioned 139.612 acre tract, a distance of 1060.63 feet to the place of beginning, containing 44.17 acres of land.

I, Jerry D. Jones, Registered Professional Land Surveyor No. 2504, do hereby declare that the above field notes were prepared from an actual on the ground survey made under my direction and supervision during the month of May, 2024. Bearings recited herein are based on the record call along the North line of a called 44.408 acre tract recorded in Volume 675, page 217, of the Deed Records of Henderson County, Texas. A plat accompanies this description.

GIVEN UNDER MY HAND AND SEAL this the 10th day of May, 2024.


REGISTERED PROFESSIONAL LAND SURVEYOR No. 2504
FIRM NO. 10052300