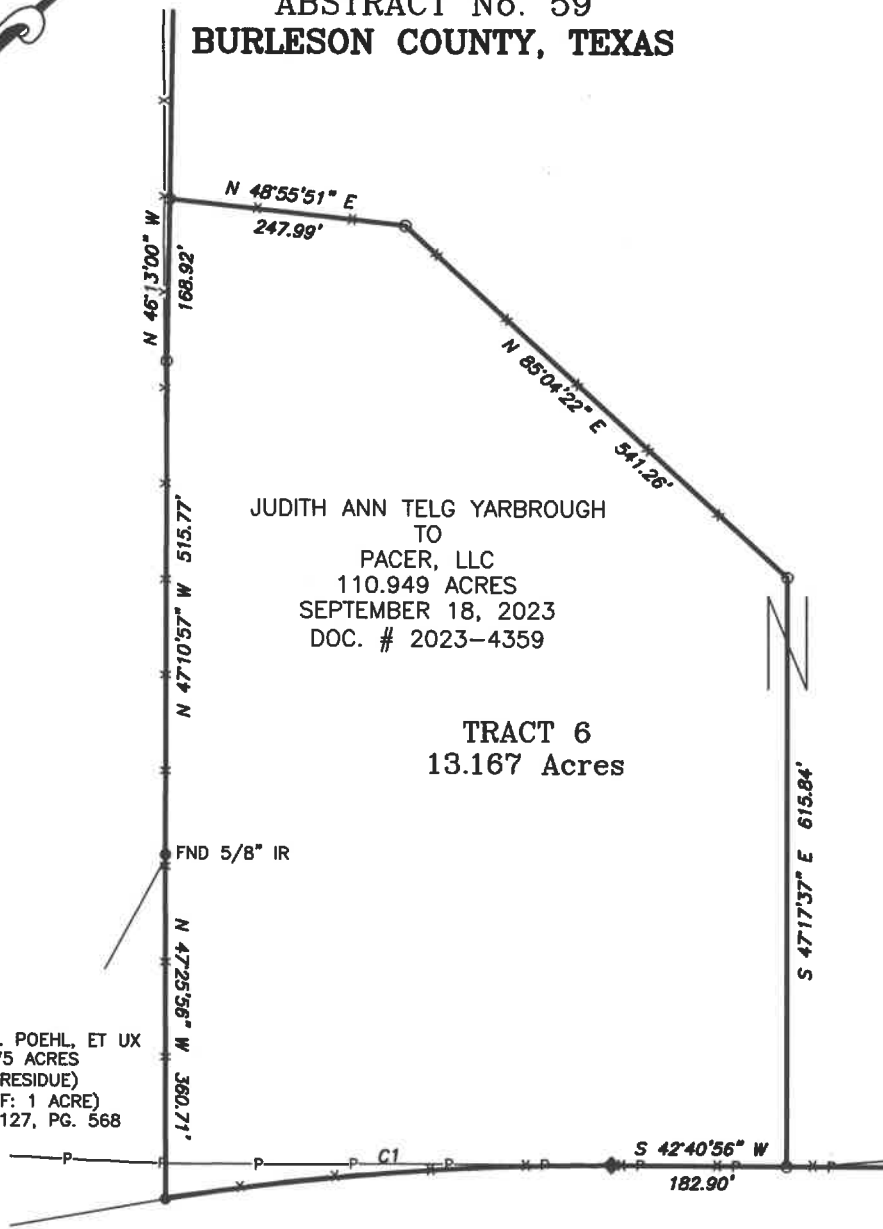


**SAMUEL SWEARINGEN SURVEY**  
**ABSTRACT No. 59**  
**BURLESON COUNTY, TEXAS**



JUDITH ANN TELG YARBROUGH  
 TO  
 PACER, LLC  
 110.949 ACRES  
 SEPTEMBER 18, 2023  
 DOC. # 2023-4359

**TRACT 6**  
**13.167 Acres**

FRITZ H. POEHL, ET UX  
 75 ACRES  
 (RESIDUE)  
 (REF: 1 ACRE)  
 VOL. 127, PG. 568

FARM-TO-MARKET HIGHWAY 60

**NOTES:**

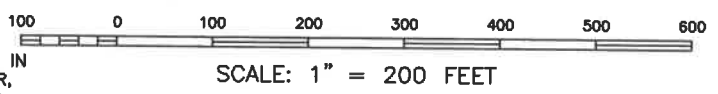
1. THIS SURVEYOR HAS NOT ATTEMPTED TO LOCATE ANY EASEMENTS OR OTHER MATTERS BEYOND THOSE REFLECTED ON THE REFERENCED TITLE COMMITMENT
2. THIS SURVEY DOCUMENT IS CONSIDERED TO BE INVALID (IN ITS ENTIRETY) IF IT HAS BEEN ALTERED IN ANY WAY WHATSOEVER.
3. THE FOLLOWING EASEMENTS APPLY AS BLANKET EASEMENTS 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. - 266/169
  - I) FERGUSON CROSSING PIPE LINE CORP. - 274/24

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2914.79'	468.87'	468.36'	S 38°04'26" W	9°12'59"

**LEGEND**

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

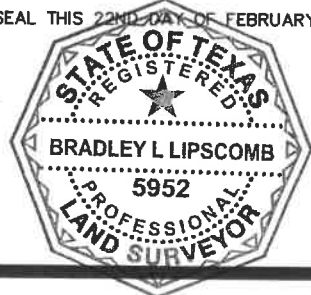
BEARINGS ARE BASED ON THE  
 TEXAS STATE PLANE COORDINATE SYSTEM  
 OF 1983, TEXAS CENTRAL ZONE




I, BRADLEY L. LIPSCOMB, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952 IN THE STATE OF TEXAS, DO HEREBY CERTIFY 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. 48051CD325C, 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

**13.167 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: 13.167 Acres (Tract 6)  
A part of a called 110.949 Acre tract  
Samuel Swearingen Survey  
Abstract No. 59  
Burleson County, Texas

All that certain tract or parcel of land situated in Burleson 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 Burleson County, Texas and being more particularly described by metes and bounds as follows to wit:

**BEGINNING** at a found ½” iron rod with red plastic cap marked “TRIAD RPLS 5952” on the northwest Right-of-Way line of Farm-to-Market Highway 60, at the east corner of the residue of a called 75 Acre tract conveyed to Fritz H. Poehl, et ux (Referred to as a 1 Acre tract in Volume 127, Page 568), for the common south corner of the said 110.949 Acre tract and of this tract;

**THENCE** N 47°25'56" W - 360.71' along the common line between the said residue of the 75 Acre tract and the said 110.949 Acre tract to a found 5/8” iron rod at the north corner of the said residue of the 75 Acre tract, at an exterior ell corner of a called 71.2979 Acre tract conveyed to Kevin Wayne Poehl in Volume 480, Page 136, at a common exterior ell corner of the said 110.949 Acre tract and of this tract;

**THENCE** along the common line between the said 71.2979 Acre tract and the said 110.949 Acre tract for the following courses and distances:

N 47°10'57" W - 515.77' to a found ½” iron rod with red plastic cap marked “TRIAD RPLS 5952” for a common exterior ell corner of the said 110.949 Acre tract and of this tract;

N 46°13'00" W - 168.92' to a set ½” iron rod with red plastic cap marked “TRIAD RPLS 5952” for the west corner of this tract;

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

N 48°55'51" E - 247.99' to a set ½” iron rod with red plastic cap marked “TRIAD RPLS 5952” for an exterior ell corner of this tract;

N 85°04'22" E - 541.26' to a set ½” iron rod with red plastic cap marked “TRIAD RPLS 5952” for the north corner of this tract;

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

Project No. S24-063

S 47°17'37" E - 615.84' to a set ½" iron rod with red plastic cap marked "TRIAD RPLS 5952" on the common line between the said northwest Right-of-Way line of Farm-to-Market Highway 60 and the said 110.949 Acre tract, for the east corner of this tract;

**THENCE** along the said common line between the said northwest Right-of-Way line of Farm-to-Market Highway 60 and the said 110.949 Acre tract for the following courses and distances:

S 42°40'56" W - 182.90' to a found concrete monument for a common interior ell corner of the said 110.949 Acre tract and of this tract;

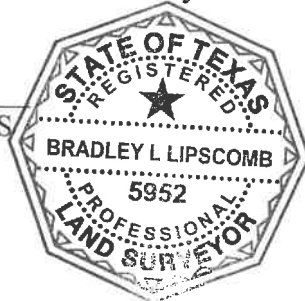
Along the arc of a curve to the left with an arc length of 468.87', a radius of 2914.79', a chord bearing of S 38°04'26" W and a chord length of 468.36' to the **POINT OF BEGINNING** containing within these metes and bounds 13.167 Acres of land.

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



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