

Line Table		
Line #	Direction	Length
L1	N 00° 36' 07" E	10.00'
L2	N 89° 23' 53" W	400.00'
L3	S 00° 36' 07" W	10.00'

*****CAUTION-UNDERGROUND UTILITIES*****
UNDERGROUND UTILITIES RUN ON OR VERY NEAR THE SUBJECT TRACT. UTILITY CENTERLINES ARE REPRESENTATIVE ONLY AND ARE DRAWN USING MARKS THAT WERE OBSERVED ON THE DATE OF THE SURVEY. BEFORE ANY CONSTRUCTION OR DIGGING, THE PROPERTY OWNER SHOULD CONTACT TEXAS 811 EXCAVATION SAFETY SYSTEM AT TEXAS811.ORG TO HAVE ALL UNDERGROUND FACILITIES ACCURATELY LOCATED AND MARKED.

OIL LEASE NOTE:
THIS TRACT IS SUBJECT TO A CURRENT AND OPERATING OIL LEASE AND MAY HAVE ELECTRIC LINES, LEASE ROADS, PRODUCTION LINES AND OTHER APPURTENANCES FOR THE PRODUCTION OF OIL THAT MAY NOT BE SHOWN ON THIS SURVEY.

FIELD NOTES:
A TRACT OF LAND IN ARCHER COUNTY, TEXAS; OUT OF LOTS 93, 94, 97, 98, 109 & 110, BLOCK 4 CLARK & PLUMB SUBDIVISION RECORDED IN VOLUME U PAGES 286-289 ARCHER COUNTY DEED RECORDS; BEING THAT SAME TRACT OF LAND DEEDED MITCH COLEMAN GREEN JR. RECORDED IN DOCUMENT NUMBER 159326 OFFICIAL PUBLIC RECORD OF ARCHER COUNTY ("O.P.R.C."), LYING WEST OF THE INTERSECTION OF STATE HIGHWAY 25 ("SH 25") & FARM-TO-MARKET ROAD 172 ("FM 172"), ARCHER COUNTY, TEXAS; AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON SPINDLE SET FOR THE NORTHEAST CORNER OF THIS DESCRIPTION, IN THE CENTERLINE OF SAID FM 172, AT THE NORTHEAST CORNER SAID LOT 109, AT THE SOUTHEAST CORNER OF A TRACT OF LAND DEEDED TO JACOB & KENDRA O. SMITH RECORDED IN DOCUMENT NUMBER 153693 O.P.R.C., AND BEARING SOUTH 01°00'17" WEST 2876.83 FEET FROM A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 114 OF SAID BLOCK 4;

THENCE ALONG THE CENTERLINE OF SAID FM 172, THE EAST LINE OF SAID LOTS 109, 98, & 93 (RESPECTIVELY), THE WEST LINE OF A TRACT OF LAND DEEDED TO GLENN F. SCHLUMPF RECORDED IN VOLUME 628 PAGE 869 O.P.R.C. & THE WEST LINE OF A TRACT OF LAND DEEDED TO CHARLES STEINERGER RECORDED IN VOLUME 746 PAGE 879 O.P.R.C. AS FOLLOWS:

SOUTH 01°00'25" WEST 451.25 FEET TO A COTTON SPINDLE SET,
SOUTH 00°50'21" WEST 2608.13 FEET TO A MAG NAIL FOUND AT THE SOUTHEAST CORNER OF SAID LOT 109 & THE NORTHEAST CORNER OF SAID LOT 98,
SOUTH 01°26'19" WEST 1810.02 FEET TO A COTTON SPINDLE SET,
SOUTH 00°50'21" WEST 2507.48 FEET TO A COTTON SPINDLE SET AND,

THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1432.39 FEET, AN ARC LENGTH OF 298.22 FEET, AND A LONG CHORD BEARING SOUTH 05°25'29" EAST 297.69 FEET TO A COTTON SPINDLE SET FOR AN ANGLE POINT OF THIS DESCRIPTION;

THENCE SOUTH 00°50'52" WEST ALONG THE EAST LINE OF SAID LOT 93 AND THE WEST LINE OF SAID STEINERGER TRACT, AT 270.11 FEET PASS A 1/2 INCH IRON ROD FOUND IN THE WEST RIGHT-OF-WAY EASEMENT LINE OF SAID FM 172, AT THE NORTHWEST CORNER OF A 3.20 ACRE LEASE RECORDED IN VOLUME 768 PAGE 260 O.P.R.C., AT 924.78 FEET PASS A 6 INCH DIAMETER PIPE CORNER POST AT THE SOUTHWEST CORNER OF SAID 3.20 ACRE LEASE AND IN THE NORTH RIGHT-OF-WAY EASEMENT LINE OF SAID SH 25, IN ALL A TOTAL DISTANCE OF 934.75 FEET TO A 1/2 INCH IRON ROD SET IN THE NORTH LINE OF A CONDEMNATION OF SAID SH 25 RECORDED IN VOLUME G PAGES 255-257 ARCHER COUNTY COMMISSIONER COURT MINUTES FOR THE SOUTHEAST CORNER OF THIS DESCRIPTION;

THENCE ALONG THE NORTH LINE OF SAID CONDEMNATION AS FOLLOWS;

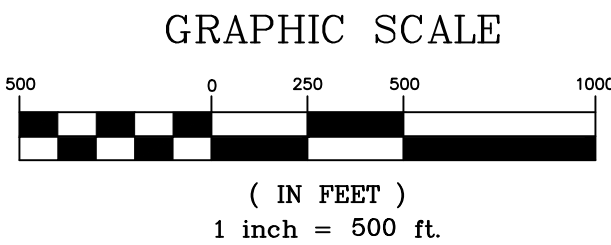
NORTH 89°23'53" WEST 2147.04 FEET TO A 1/2 INCH IRON ROD SET,
NORTH 00°36'07" EAST 10.00 FEET TO A 1/2 INCH IRON ROD SET,
NORTH 89°23'53" WEST 400.00 FEET TO A 1/2 INCH IRON ROD SET,
SOUTH 00°36'07" WEST 10.00 FEET TO A 1/2 INCH IRON ROD SET AND,

THENCE NORTH 89°23'53" WEST 2334.88 FEET TO A 1/2 INCH IRON ROD SET AT THE SOUTHEAST CORNER OF A TRACT OF LAND DEEDED TO MARGARET HOFFMAN RECORDED IN VOLUME 637 PAGE 429 O.P.R.C. FOR THE SOUTHWEST CORNER OF THIS DESCRIPTION;

THENCE NORTH 00°46'40" EAST ALONG THE EAST LINE OF SAID HOFFMAN TRACT AND THE EAST LINE OF A TRACT OF LAND DEEDED TO JDL RANCH LLC RECORDED IN VOLUME 757 PAGE 857 O.P.R.C. AND THE WEST LINE OF SAID LOTS 94, 97 & 110, AT 9.67 FEET PASS A POINT THAT LIES 1.53 FEET EAST OF A 4 INCH DIAMETER PIPE CORNER POST IN THE NORTH RIGHT-OF-WAY EASEMENT LINE OF SAID SH 25, IN ALL A TOTAL DISTANCE OF 8621.49 FEET TO A 10 INCH DIAMETER WOOD CORNER POST AT THE NORTHWEST CORNER OF SAID LOT 110 AND AT THE SOUTHWEST CORNER OF A TRACT OF LAND DEEDED TO BRANDEN J. & HAYDEN J. HILBERS RECORDED IN VOLUME 631 PAGE 896 O.P.R.C. FOR THE NORTHWEST CORNER OF THIS DESCRIPTION;

THENCE SOUTH 89°11'01" EAST 2440.64 FEET ALONG THE NORTH LINE OF SAID LOT 110 AND THE SOUTH LINE OF SAID HILBERS TRACT TO A 6 INCH DIAMETER PIPE CORNER POST AT THE NORTHEAST CORNER OF SAID LOT 110, THE NORTHWEST CORNER OF SAID LOT 109 AND AT THE SOUTHWEST CORNER OF SAID SMITH TRACT FOR AN ANGLE POINT OF THIS DESCRIPTION;

THENCE SOUTH 89°16'59" EAST ALONG THE NORTH LINE OF SAID LOT 109 AND THE SOUTH LINE OF SAID SMITH TRACT, AT 2377.72 FEET PASS A 8 INCH DIAMETER WOOD CORNER POST IN THE WEST RIGHT-OF-WAY EASEMENT LINE OF SAID FM 172, IN ALL A TOTAL DISTANCE OF 2438.37 FEET TO THE PLACE OF BEGINNING AND CONTAINING 962.28 ACRES OF LAND MORE OR LESS, OF WHICH 1.03 ACRES LIE IN THE OCCUPIED RIGHT-OF-WAY EASEMENT OF SAID SH 25 AND 7.49 ACRES LIE IN THE OCCUPIED RIGHT-OF-WAY EASEMENT OF SAID FM 172.



LEGEND	
○	CORNER MONUMENT SIZE & TYPE (I.R. = IRON ROD)
—	BARBED WIRE
⊙	CABLE PEDESTAL
□	CONCRETE
—	CHAIN LINK FENCE
⊙	ELECTRICAL METER
⊙	GAS METER
⊙	GRAVEL
—	OVERHEAD ELECTRICAL LINE
⊙	POWER POLE
⊙	SANITARY SEWER MANHOLE OR SEPTIC SYSTEM
⊙	SANITARY SEWER CLEANOUT
⊙	TELEPHONE PEDESTAL
⊙	WATER METER
⊙	WOODEN FENCE
D.R.	DEED RECORD
P.R.	PLAT RECORD
O.P.R.	OFFICIAL PUBLIC RECORD
A.D.	APPRAISAL DISTRICT

SURVEYOR'S NOTE:

- NO TITLE COMMITMENT WAS PROVIDED TO THE SURVEYOR AND NO EASEMENT SEARCH WAS PERFORMED.
- ALL SET CORNERS ARE MARKED WITH A YELLOW PLASTIC CAP OR SHINER STAMPED "PROVEN SURVEYING 10010500".
- ALL REFERENCE CORNERS ARE MARKED WITH A RED PLASTIC CAP STAMPED "PROVEN SURVEYING REFERENCE".
- THIS PLAT IS THE PROPERTY OF PROVEN SURVEYING AND SHALL NOT BE ALTERED, DUPLICATED, DISTRIBUTED, ELECTRONICALLY REPRODUCED, POSTED ONLINE, OR UPLOADED TO ANY CLOUD PLATFORM OR LISTING SERVICE (E.G. PARAGON) WITHOUT THE WRITTEN AUTHORIZATION OF PROVEN SURVEYING.
- PROVEN SURVEYING ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY FOR ANY PURPOSE AFTER SIX MONTHS FROM THE LAST DATE INDICATED HEREON.
- A LIMITED USE LICENSE IS GRANTED TO THE BUYER, TITLE CO. AND LENDER FOR THIS TRANSACTION ONLY. USE OF THE SURVEY BY ANY AND ALL PARTIES (NAMED OR IN POSSESSION OF THIS SURVEY) OUTSIDE OF THIS TRANSACTION IS IN VIOLATION OF SAID LIMITED LICENSE.
- EVERY REASONABLE ATTEMPT WAS MADE TO INSPECT THE SUBJECT PROPERTY AND TO THE BEST OF OUR KNOWLEDGE NO VISIBLE OR APPARENT EASEMENTS OR POSSIBLE ENCROACHMENTS EXIST EXCEPT WHERE SHOWN ON THE SURVEY.

FLOODPLAIN INFORMATION:

THIS FLOOD STATEMENT: (i) IS PROVIDED FOR FLOOD INSURANCE PURPOSES ONLY AND IS BASED ON CURRENTLY AVAILABLE INFORMATION THAT IS SUBJECT TO CHANGE; (ii) DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE; AND (iii) SHALL NOT CREATE ANY LIABILITY ON THE PART OF THE SURVEYOR.

THE PROPERTY DESCRIBED HEREON DOES NOT LIE WITHIN THE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS DELINEATED ON THAT FLOOD INSURANCE RATE MAP FOR ARCHER COUNTY TEXAS, COMMUNITY PANEL NUMBER 1805000000. AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND DATED FEB. 12, 2021.

ZONE: X

STANDARD LAND SURVEY
WITH IMPROVEMENTS

SURVEY PERFORMED EXPRESSLY FOR THE BENEFIT OF:
JASON HOFFMAN JR.
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I hereby certify that this survey of this property located at WEST OF THE INTER. OF SH 25 & FM 172, ARCHER COUNTY, TEXAS
being legally described BY METES AND BOUNDS ABOVE OUT OF LOTS 93, 94, 97, 98, 109 & 110, BLOCK 4
CLARK & PLUMB SUBDIVISION, VOL. U, PGS. 286-289, A.C.D.R., ARCHER COUNTY, TEXAS

was made on the ground; represents the facts found at the time of the survey; and substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1B, Condition 1 Standard Land Survey as of this the 17th day of OCTOBER, 2024.



BRAD LITTENKEN
R.P.L.S. 6838

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MO. 240598-0 REV: REF: TMB/DH