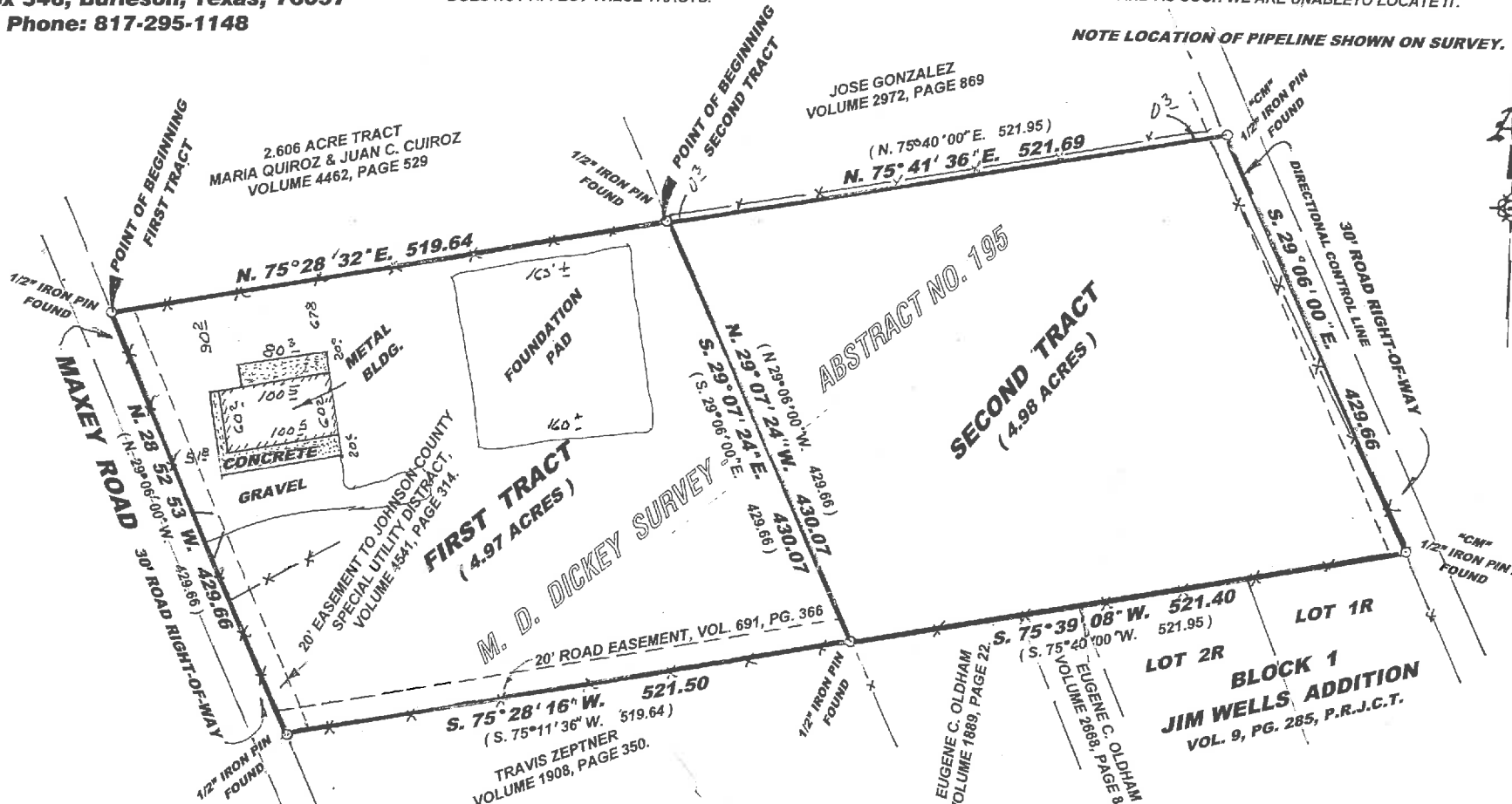


**TRIANGLE SURVEYING COMPANY**  
P. O. Box 546, Burleson, Texas, 76097  
Phone: 817-295-1148

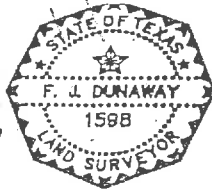
THE PERMIT EXECUTED BETWEEN THE STATE OF TEXAS AND  
SINCLAIR REFINING CO. RECORDED IN VOLUME 422, PAGE 59,  
DOES NOT AFFECT THESE TRACTS.

THE EASEMENT TO SINCLAIR REFINING C. RECORDED  
IN VOLUME 360, PAGE 133, IS A BLANKET EASEMENT  
AND AS SUCH WE ARE UNABLE TO LOCATE IT.



**THIS SURVEY VALID ONLY WITH AN ORIGINAL SIGNATURE IN RED INK.**

I, F. J. Dunaway, Registered Professional Land Surveyor No. 1598, do hereby certify this plat was prepared from a survey made on the ground under my direction and supervision. The corner monuments are as shown and there are no visible conflicts or protrusions as shown.



**Survey showing 2 tracts of land and a 20 foot wide road easement in the M. D. DICKEY SURVEY, ABSTRACT NO. 195, Johnson County, Texas.**

( see attached sheet for field notes )

THE AFFIDAVIT TO THE PUBLIC REGARDING ON-SITE WASTEWATER SYSTEM RECORDED BY INSTRUMENT NO. 2012-5620, DOES AFFECT THESE TRACTS.

THE EASEMENT TO JOHNSON COUNTY SPECIAL UTILITY DISTRICT RECORDED BY INSTRUMENT NO. 2013-15045, IS A BLANKET EASEMENT AND AS SUCH WE ARE UNABLE TO LOCATE IT.

F. J. Dunaway, Registered Professional Land Surveyor No. 1598

Date: 8/14/14

**TRIANGLE SURVEYING COMPANY**  
**P. O. Box 546, Burleson, Texas, 76097**  
**Phone: 817-295-1148**

FIRST TRACT:

Being a 4.97 acre tract of land out of the M. D. DICKEY SURVEY, ABSTRACT NO. 195, in Johnson County, Texas, and being a portion of a tract of land conveyed to J. M. Wells by deed recorded in Volume 537, Page 160, Deed Records, Johnson County, Texas and being more particularly described by metes and bounds as follow;

BEGINNING at a 1/2 inch iron pin found in the easterly line of Maxey Road ( 30' right-of-way ), said pin being by deed call, North 60 degrees, 11 minutes East, 530.0 feet and South 29 degrees, 06 minutes East, 595.0 feet from the Northwest corner of Tract No. 1 as described in Volume 342, Page 41-59, of the Deed Records of Johnson County, Texas, said pin also being the southwest corner of a tract of land conveyed to Deutsche Bank Trust Company by deed recorded in Volume 4462, Page 529, Official Public Records of Johnson County, Texas;

THENCE North 75 degrees, 28 minutes, 32 seconds East along the south line of said Deutsche Bank Trust Company tract, a distance of 519.64 feet to a 1/2 inch iron pin found for corner at the northeast corner of said tract;

THENCE South 29 degrees, 07 minutes, 24 seconds East, a distance of 430.07 feet to a 1/2 inch iron pin found for corner at the northeast corner of a tract of land conveyed to Travis Zeptner by deed recorded in Volume 1908, Page 350, Official Public Records of Johnson County, Texas;

THENCE South 75 degrees, 26 minutes, 16 seconds West along the northerly line of said Zeptner tract, a distance of 521.50 feet to a 1/2 inch iron pin found for corner in aid easterly line of Maxey Road and at the northwest corner of said Zeptner tract;

THENCE North 28 degrees, 52 minutes, 53 seconds West along said easterly line, a distance of 429.66 feet to the POINT OF BEGINNING and containing 4.97 acre of land, more or less and being the same tract conveyed by J. M. Wells to Rickey Lynn Fields and wife, Ginger Fields, by deed recorded in Volume 614, page 507, Deed Records of Johnson County, Texas.



8/14/14

**TRIANGLE SURVEYING COMPANY**  
**P. O. Box 546, Burleson, Texas, 76097**  
**Phone: 817-295-1148**

SECOND TRACT:

Being a 4.98 acre tract of land out of the M. D. DICKEY SURVEY, ABSTRACT NO. 195, in Johnson County, Texas, and being a portion of a tract of land conveyed to J. M. Wells by deed recorded in Volume 537, Page 160, Deed Records, Johnson County, Texas and being more particularly described by metes and bounds as follow;

BEGINNING at a 1/2 inch iron pin found, said pin being by deed call, North 60 degrees, 11 minutes East, 530.0 feet, South 29 degrees, 06 minutes East, 595.0 feet, and North 75 degrees, 28 minutes, 32 seconds East, 519.64 feet from the Northwest corner of Tract No. 1 as described in Volume 342, Page 41-59, of the Deed Records of Johnson County, Texas, said pin also being the southwest corner of a tract of land conveyed to Jose Gonzalez, et ux, by deed recorded in Volume 2972, Page 869, Official Public Records of Johnson County, Texas and also being the northeast corner of tract of land conveyed to Rickey Lynn Fields and wife, Ginger Fields by deed recorded in Volume 614, Page 507, Deed Records of Johnson County, Texas;

THENCE North 75 degrees, 41 minutes, 36 seconds East along the south line of said Gonzalez tract, a distance of 521.69 feet to a 1/2 inch iron pin found for corner at the southeast corner of said Gonzalez tract and in the westerly line of a 30 foot road right-of-way;

THENCE South 29 degrees, 06 minutes, 00 seconds East, along said westerly line, a distance of 429.66 feet to a 1/2 inch iron pin found for corner at the northeast corner of Lot 1R, Block 1, JIM Wells Addition, an Addition in Johnson County, Texas, according to the Plat recorded in Volume 9, Page 285, Plat Records of Johnson County, Texas;

THENCE South 75 degrees, 39 minutes, 08 seconds West along the northerly line Lots 1R and 2R in said Block 1, at 311.54 feet the northwest corner of said Lot 2R, continuing in all, a distance of 521.40 feet to a 1/2 inch iron pin found for corner at the northeast corner of a tract of land conveyed to Travis Zepfner by deed recorded in Volume 1908, Page 350, Official Public Records of Johnson County, Texas and at the southwest corner of said Fields tract;

THENCE North 29 degrees, 07 minutes, 24 seconds West along the easterly line of said Fields tract, 430.07 feet to the POINT OF BEGINNING and containing 4.98 acres of land, more or less.



8/14/14

8-14-27057 C

**TRIANGLE SURVEYING COMPANY**  
**P. O. Box 546, Burleson, Texas, 76097**  
**Phone: 817-295-1148**

20' EASEMENT FOR ROAD:

Being a tract of land out of the M. D. DICKEY SURVEY, ABSTRACT NO. 195, in Johnson County, Texas, and being a portion of a tract of land conveyed by J. M. Wells to Rickey Lynn Fields and wife, Ginger Fields, by deed recorded in Volume 614, Page 507, Deed Records, Johnson County, Texas and being more particularly described by metes and bounds as follow;

BEGINNING at a 1/2 inch iron pin found in the easterly line of Maxey Road ( 30 foot right-of-way ) and at the southwest corner of said Fields tract, said pin also being the northwest corner of tract of land conveyed to Travis Zepfner by deed recorded in Volume 1908, Page 350, Official Public Records of Johnson County, Texas;

THENCE North 28 degrees, 52 minutes, 53 seconds West along the west line of said Fields tract and along the east line of said Maxey Road, a distance of 20.67 feet to a point for corner;

THENCE North 75 degrees, 28 minutes, 16 seconds East, parallel with the south line of said Fields tract, a distance of 521.41 feet to a point for corner in the easterly line of said Fields tract;

THENCE South 29 degrees, 07 minutes, 24 seconds East along said easterly line, a distance of 20.67 feet to a 1/2 inch iron pin found for corner at the southeast corner of said Fields tract and the northeast corner of said Zepfner tract;

THENCE South 75 degrees, 28 minutes, 16 seconds West along the common line of said Fields and Zepfner tracts, a distance of 521.50 feet to the POINT OF BEGINNING and containing 0.24 acre of land, more or less and being the same tract described in Volume 691, Page 366, Deed Records of Johnson County, Texas.



8/14/14