

ADDRESS: 7897 ERATH COUNTY ROAD NO. 340  
DUBLIN, TX 76446

NOTE: THIS PROPERTY IS LOCATED WITHIN ZONE \*X\* (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO F.I.R.M. PANEL 48143C0525D, EFFECTIVE NOVEMBER 16, 2011

BEARING BASIS:  
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83  
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

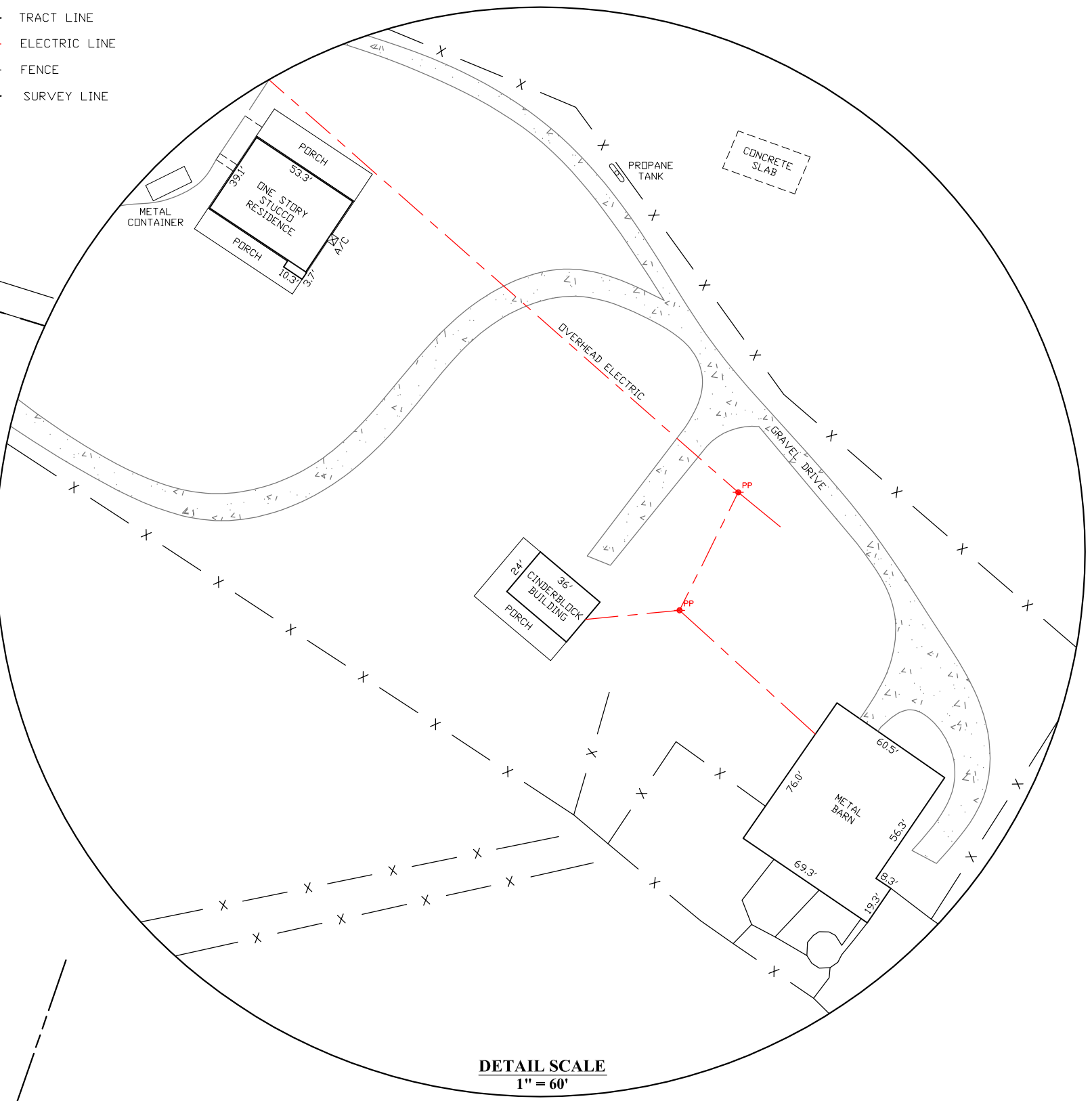
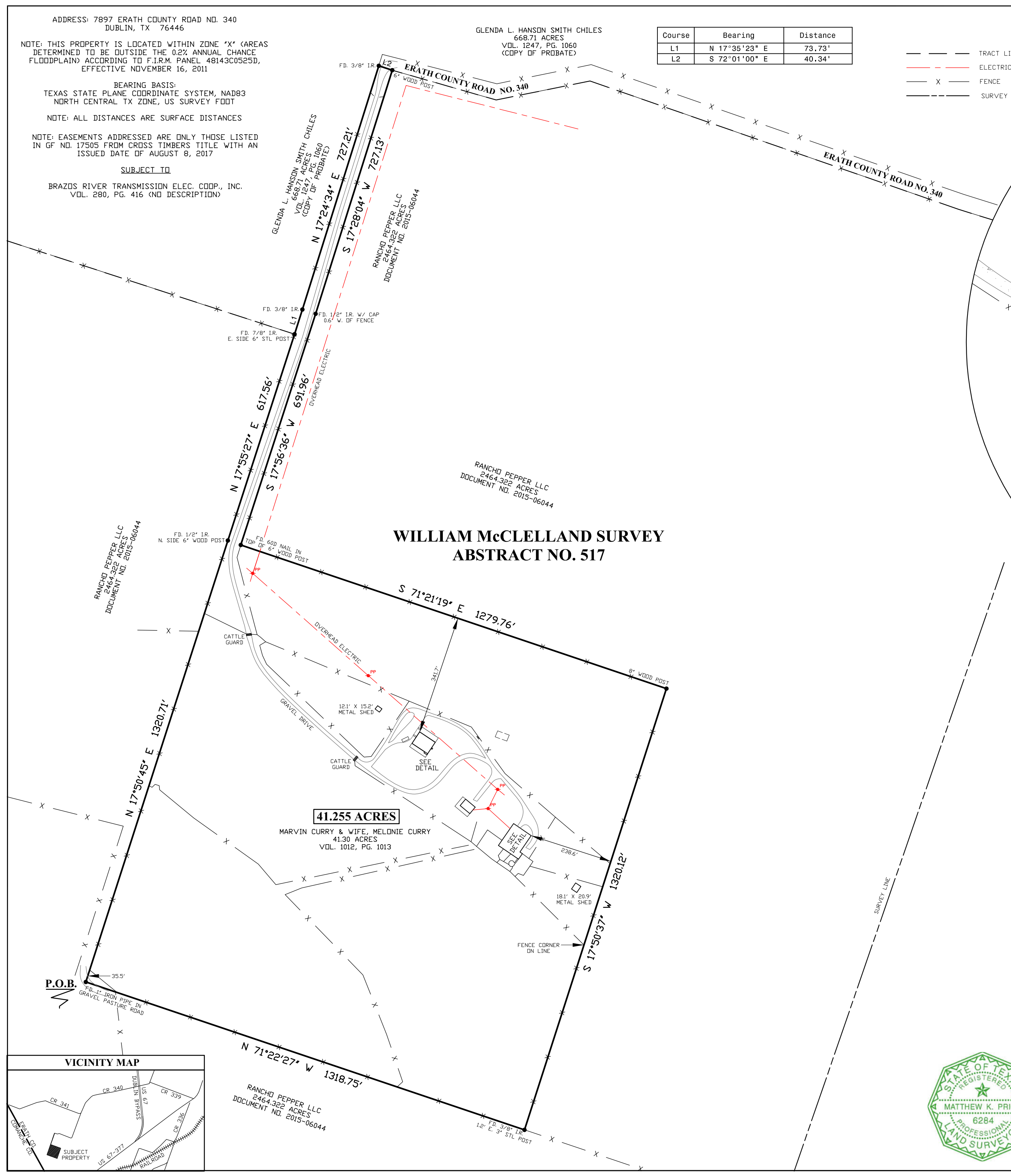
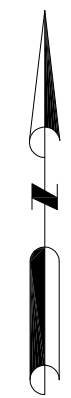
NOTE: EASEMENTS ADDRESSED ARE ONLY THOSE LISTED IN GF NO. 17505 FROM CROSS TIMBERS TITLE WITH AN ISSUED DATE OF AUGUST 8, 2017

SUBJECT TO  
BRAZOS RIVER TRANSMISSION ELEC. COOP., INC.  
VOL. 280, PG. 416 (NO DESCRIPTION)

GLENDIA L. HANSON SMITH CHILES  
668.71 ACRES  
VOL. 1247, PG. 1060  
(COPY OF PROBATE)

Course	Bearing	Distance
L1	N 17°35'23" E	73.73'
L2	S 72°01'00" E	40.34'

- TRACT LINE
- ELECTRIC LINE
- FENCE
- SURVEY LINE



**WILLIAM McCLELLAND SURVEY  
ABSTRACT NO. 517**

**ALTA/NSPS LAND TITLE SURVEY**

Of a 41.255 acres tract of land out of the William McClelland Survey, Abstract No. 517, Erath County, Texas; being all of a certain 41.30 acres tract deeded to Marvin Curry and wife, Melonie Curry in Volume 1012, Page 1013 of the Official Public Records of Erath County, Texas; and being further described by metes and bounds as follows:

- Beginning at a found 1" iron pipe at a corner of a certain 2464.322 acres tract deeded to Rancho Pepper LLC, in Document No. 2015-06044 of said Official Public Records, for the southwest and beginning corner of this tract. Whence the northeast corner of said William McClelland Survey bears S. 71 deg. 22 min. 27 sec. E. 1318.75 feet, S. 71 deg. 23 min. 56 sec. E. 764.72 feet and N. 19 deg. 02 min. 57 sec. E. 4069.01 feet.
- Thence with a common line of said 2464.322 acres tract, N. 17 deg. 50 min. 45 sec. E. 1320.71 feet to a found 1/2" iron rod and N. 17 deg. 55 min. 27 sec. E. 617.56 feet to a found 7/8" iron rod, for a corner of this and said 2464.322 acres tract
- Thence N. 17 deg. 35 min. 23 sec. E. 73.73 feet to a found 3/8" iron rod and N. 17 deg. 24 min. 34 sec. E. 727.21 feet to a found 3/8" iron rod at the end of Erath County Road No. 340, for the northwest corner of this tract.
- Thence along the south side of said County Road, S. 72 deg. 01 min. 00 sec. E. 40.34 feet to a 6" wood post at a corner of said 2464.322 acres tract, for the most northerly northeast corner of this tract.
- Thence leaving said County Road and with a common line of said 2464.322 acres tract, S. 17 deg. 28 min. 04 sec. W. 727.13 feet to a found 1/2" iron rod with cap and S. 17 deg. 56 min. 36 sec. W. 691.96 feet to a found 60D nail in top of a 6" wood post, for an ell corner of this and said 2464.322 acres tract.
- Thence S. 71 deg. 21 min. 19 sec. E. 1279.76 feet to an 8" wood post at a corner of said 2464.322 acres tract, for the most easterly northeast corner of this tract.
- Thence S. 17 deg. 50 min. 37 sec. W. 1320.12 feet to a found 3/8" iron rod at a corner of said 2464.322 acres tract, for the southeast corner of this tract.
- Thence N. 71 deg. 22 min. 27 sec. W. 1318.75 feet to the place of beginning.

TO: WELDCO FARMS, LLC d/b/a AURORA ORGANIC FARMLAND, LLC, CROSS TIMBERS TITLE & FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS N/A OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 10, 2017

DATE OF PLAT OR MAP: SEPTEMBER 11, 2017



*Matthew K Price*  
MATTHEW K. PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6284  
PRICE SURVEYING, LP, FIRM # 10194051, 1100 E. WASHINGTON, STEPHENVILLE, TX 76401  
254-965-5489 JN17723 13233.CRD FN170826

