

**ANDREW H. LONG SURVEY  
ABSTRACT NO. 472**

JONATHAN BRETT DARR & CLAIRE HETHERINGTON  
20.95 ACRES  
INSTRUMENT NO. 2021-03190

RAMPAGE RESOURCES, LLC  
149.742 ACRES  
INSTRUMENT NO. 2025-03376

TAMANDKA, LLC  
103.946 ACRES  
INSTRUMENT NO. 2025-03591

ROADWAY  
EASEMENT NO. 1  
13.59 ACRES  
(VOL. 285, PG. 833)

UTILITY EASEMENT NO. 2-A  
(VOL. 11, PG. 178)

**20.98 ACRES**

JOHN R. LINTON  
21.00 ACRES  
VOL. 455, PG. 559  
DESCRIBED IN VOL. 285, PG. 833  
FOURTEENTH TRACT (21.00 ACRES)

UTILITY EASEMENT NO. 1  
(VOL. 11, PG. 178)

JOSE LOPEZ  
19.97 ACRES  
INSTRUMENT NO. 2020-03672

PAUL A. USELTON  
21.00 ACRES  
INSTRUMENT NO. 2021-01290  
DESCRIBED IN VOL. 287, PG. 468  
FIFTEENTH TRACT (21.00 ACRES)

**BOSQUE COUNTY ROAD NO. 2546**

**PLAT OF SURVEY**

Of a 20.98 acres tract of land out of the Andrew H. Long Survey, Abstract No. 472, Bosque County, Texas, being all of a certain 21.00 acres tract deeded to John R. Linton in Volume 455, Page 559 of the Deed Records of Bosque County, Texas, being further described as the (Fourteenth Tract) in Volume 285, Page 833 of said Deed Records; and being further described by metes and bounds as follows:

Beginning at a set 60D nail in Bosque County Road No. 2546 and at the northwest corner of a certain 21.00 acres tract deeded to Paul A. Uselton in Instrument No. 2021-01290 of the Official Public Records of Bosque County, Texas, being further described as the (Fifteenth Tract) in Volume 287, Page 468 of said Deed Records, for the most southerly southwest and beginning corner of this tract, from which a found 60D nail at an interior corner of said Uselton tract bears S. 77 deg. 33 min. 04 sec. E. 991.86 feet.

Thence along said County Road, N. 77 deg. 33 min. 04 sec. W. 84.00 feet to a set 60D nail on the southwest edge of said County Road, for the most westerly southwest corner of this tract.

Thence along said County Road, N. 32 deg. 20 min. 25 sec. W. 251.69 feet to a found 60D nail on the northwest side of said County Road and at a corner of a certain 19.97 acres tract deeded to Jose Lopez in Instrument No. 2020-03672 of said Official Public Records, for the most westerly northwest corner of this tract.

Thence along said County Road, N. 31 deg. 16 min. 21 sec. E. 638.56 feet to a found 60D nail at a corner of said Lopez tract, for an interior corner of this tract.

Thence along said County Road, N. 17 deg. 04 min. 14 sec. W. 84.92 feet to a found 60D nail at a corner of said Lopez tract and at the southwest corner of a certain 20.95 acres tract deeded to Jonathan Brett Darr and Claire Hetherington in Instrument No. 2021-03190 of said Official Public Records, for the most northerly northwest corner of this tract, from which a found 60D nail bears N. 17 deg. 04 min. 14 sec. W. 51.73 feet.

Thence leaving said County Road and with the south line of said 20.95 acres tract, N. 57 deg. 49 min. 46 sec. E. at 26.35 feet pass a found 3/8" iron rod in the east line of said County Road, continuing in all 948.31 feet to a found 1/2" iron rod at the southeast corner of said 20.95 acres tract, for the northeast corner of this tract.

Thence S. 32 deg. 11 min. 35 sec. E 677.36 feet to a found 1/2" iron rod (18 inches deep) at the northeast corner of said Uselton tract, for the southeast corner of this tract.

Thence with the north line of said Uselton tract, S. 57 deg. 47 min. 53 sec. W. at 1445.75 feet pass a found 3/8" iron rod in the northeast line of said County Road No. 2546, continuing in all 1481.35 feet to the place of beginning.

LINE	BEARING	DISTANCE
L1	N 77°33'04" W	84.00'
L2	N 17°04'14" W	84.92'

NOTE: EASEMENTS ADDRESSED ARE ONLY THOSE LISTED IN GF NO. 260354 FROM BOSQUE CENTEX TITLE, INC. WITH AN ISSUED DATE OF APRIL 10, 2026

TEXAS-LOUISIANA POWER COMPANY  
VOL. 110, PG. 237  
(NOT PLOTTABLE, MAY AFFECT)

VOL. 130, PG. 289  
(NOT PLOTTABLE, MAY AFFECT)

LONE STAR GAS COMPANY  
VOL. 114, PG. 63  
(NOT PLOTTABLE, MAY AFFECT)

STATE OF TEXAS  
VOL. 5, PG. 537  
(APPEARS TO LIE WEST OF THIS TRACT. CALLS TO RUN ALONG STATE HIGHWAY NO. 144)

50' ROAD EASEMENT  
VOL. 285, PG. 833 (SHOWN ON PLAT)

TEXAS-NEW MEXICO POWER COMPANY  
VOL. 11, PG. 178 (SHOWN ON PLAT)  
VOL. 11, PG. 498 (SHOWN ON PLAT)

ADDRESS:  
TBD BOSQUE COUNTY ROAD NO. 2546  
MERIDIAN, TEXAS 76665

NOTE: THIS PROPERTY APPEARS TO BE LOCATED OUTSIDE THE LIMITS OF THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA F.I.R.M. PANEL 48035C0200C, EFFECTIVE JANUARY 6, 2011

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

SURVEYED ON THE GROUND: APRIL 13, 2026

*Cody Hahn*

CODY HAHN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7030  
HAHN SURVEYING, LLC, FIRM #10194972, PO BOX 27, STEPHENVILLE, TEXAS 76401  
254-396-9568 FN26027 JO26045  
254-396-1676

