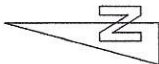


Basis of Bearing: Geodetic North



BAILEY BOILER, INC.

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CALL 374.86 FT.  
VOL. 145, PAGE 3

BAILEY BOILER, INC.  
VOL. 98, PAGE 88.  
VOL. 146, PAGE 391.

HIGHWAY ROW=VOL. 191, PAGE 616

SECTION 5=ABSTRACT 81.

SECTION 6=ABSTRACT 1212

BOUNDARY SURVEY

- 1) 154.52 ACRES IN SOUTH HALF SECTION 5.
- 2) 198.9 ACRES IN NORTH HALF SECTION 5 AND NORTHWEST PART SECTION 6.

FREEMAN ENGINEERING.  
Childress, Texas.

P0 Box 84 940-585-6038

By virtue of Article 5414a, Chapter 6 of the Vernon's Texas Civil Statutes, The State of Texas, relinquishes and "quit claim" their title to river bed, Property Diner and Buyer should seek legal council!

June 6, 2011.

I, James G. Freeman, Registered Professional Land Surveyor in Texas,

**Two tracts of Land as described at Volume 185, Page 533 of the Official Public Records of Cottle County, Texas.**

**First Tract; Being 154.5 Acres in the South Half, Section 5, Columbus Tap RR Survey, Abstract 81.**

Basis of Bearing; Geodetic North.

**Described as follows. BEGINNING** at a ½ inch iron rod set on the south line of said Section 5, and 741.7 feet South 88 degrees, 32 minutes, 04 seconds East of the South West Corner of said Section 5, the South west corner of this tract. This point being in the fence at the north line of Cottle County Road 362.

THENCE, North 01 degrees, 27 minutes, 56 seconds East, pass a fence corner at a fence jog at a large wash at 2190.7 feet, continuing same bearing to a ½ inch iron rod set at 2252.8 feet.

THENCE, South 88 degrees, 32 minutes, 04 seconds East, pass the South East Corner of Block 22, Globe Land Company Subdivision, at 1897.1 feet continuing same bearing along a line assumed to be the South Line of the Globe Farm Land Subdivision 24, (See information at Save and Except about Globe Land Subdivision 24.) pass a ½ inch iron rod and T-post set at the East Right of Way Line of the abandoned QA&P Rail Road, at 2006.1 ft., continuing same bearing to a ½ inch iron rod set in the west Right of Way Line of Texas FM Highway 104, at 3800.75 total feet.

THENCE, with the West Right of Way Line of said FM Highway 104, being in a curve to the left with a radius of 1500.0 feet, a length of 255.52 feet, a chord length of 255.22 feet and chord bearing of South 41 degrees, 18 minutes, 21 seconds West, to a TxDOT Right of Way Disk.

THENCE, South 36 degrees, 25 minutes, 08 seconds West, pass a TxDOT disk at 106.3 feet, continuing same bearing with the west right of way line fence of said Texas FM Highway to a point at 2509.4 total feet.

THENCE, North 88 degrees, 32 minutes, 04 seconds West, pass the abandoned rail road bed at 832.8 feet, continuing same bearing with the fence along the south line of this tract to the **POINT OF BEGINNING** at 2199.6 total feet.



**Second Tract. 215.54 Acres, Save and Except 16.64 Acres Described at Volume 99, Page 390 in a deed to Wayne Wakefield. Sections 5 and 6, Columbus Tap RR Survey in Cottle County, Texas. Abstract 81 and 1212.**

**Described as follows. BEGINNING** at a point being North East Corner of Section 5, Columbus Tap RR survey in Cottle County, Texas, and the North East Corner of this tract. This point being the Common Corner of Sections 1, Section 2, Section 5, and Section 6, in said Columbus Tap RR Survey.

THENCE, South 01 degrees, 27 minutes, 48 seconds West, with the East Line of said Section 5, being the West Line of said Section 6 to a point near the center of the Pease River at 277.78 feet.

THENCE, South 39 degrees, 34 minutes, 05 seconds East, along a line near the center of said Pease River to the West Right of Way Line of Texas FM Highway 104 as described at Volume 191, Page 616 of the official public records of Cottle County, at 2117.22 feet.

THENCE, South 64 degrees, 55 minutes, 36 seconds West, with said West Right of Way Line to a TxDOT right of way disk at 1933.61 feet.

THENCE, with a curve to the left, with a radius of 1500.0 feet, a chord of 488.04 feet, chord bearing South 55 degrees, 32 minutes, 53 seconds West, a Curve length 490.63 feet to a ½ inch iron rod set in the south line of the Globe Land Co. subdivision 24. ( See Information about Globe Land Subdivision 24 at Save and Except.)

THENCE, North 88 degrees, 32 minutes, 04 seconds West, with the south line of the Globe Land Co. Subdivision 24, pass the East right of way line of the abandoned QA&P RR at 1794.68 feet, continuing same bearing to a point near a fence corner at 1903.65 total feet.

THENCE, North 01 degrees, 27 minutes, 56 seconds East, leaving said fence as it bears northeasterly, pass 226.0 feet west of said fence where it ends on the south side of said Pease River at 2496.0 feet, continuing same bearing cross Pease River, pass 140.2 feet west of a fence end on the north bank of said Pease River at 2773.9 feet, continuing same bearing pass 116.8 feet

west of a fence corner in the drift fence on the north side of said Pease River at 2930.5 feet, to a point at 3025.0 total feet.

THENCE, South 88 degrees, 32 minutes, 04 seconds East, 2638.8 feet to the **POINT OF BEGINNING.**

**SAVE and EXCEPT a 16. 64 Acre tract described in a deed to Wayne Wakefield described at Volume 99, Page 390 of the deed records of Cottle County, Texas. Called 23.44 acres of land out of Columbus Tap Ry Co. Survey No. 5, and being all of that portion of Block 24, of the Globe Farm Lands Company Subdivision which Lies south of the Quanah, Acme & Pacific Railroad Company right of way.**

**Basis of Bearing; Geodetic North.**

The Plat of Record of the Globe farm land subdivision could not be found. Jones and Renfro Abstractors and the Cottle County Clerk could NOT find said Plat. Deed to Wayne Wakefield at Volume 99, Page 390, called the 3830 feet x 3025 feet tract directly west of this tract Block 22. Assuming the rail road was built in Block 24, as described in deed to the QA&P RR Company at Volume 19, at Page 147, of the deed records of Cottle County, Texas. The south line of Block 24 was constructed by extending the south line of said Block 22, being the south line of said Wakefield tract which is the north line of the Martin tract, to the east to the West Right of Way Line of Highway. This alignment matches the land use on the ground.

**Described as follows;** BEGINNING at a ½ inch iron rod set in the west right of way line of Texas Farm Road 104 where it intersects the south line of assumed Globe Land Company Subdivision 24. Thence North 88 degrees, 32 minutes 04 seconds West, to a ½ inch iron rod and T-post set in the East Right of Way line of the abandoned QA&P Rail road Right of way.

THENCE, with the east and south right of way line, along a curve to the right with a radius of 909.8 feet, as measured on the ground, having a length of 1266.76 feet, a chord of 1166.89 feet and chord bearing North 65 degrees, 59 minutes, 13 seconds East, to a ½ inch iron rod and T-post set in the South Right of Way Fence.

THENCE, South 74 degrees, 07 minutes, 30 seconds East to the West Right of Way Line of said FM Highway at 1075.2 feet, a Rail Road Spike set.

THENCE, With southwesterly the West Right of Way Line of FM Road 104, with a curve to the left, with a radius of 1500.0 feet, a chord of 488.04 feet, chord bearing South 55 degrees, 32 minutes, 53 seconds West, a curve length of 490.63 feet to the **POINT OF BEGINNING**.