

CLAY COUNTY, TEXAS

LEGAL DESCRIPTION
63.20 ACRES

All that certain 63.20 acres tract or parcel of land being situated in Blocks 76 and Fractional 76 of the Wood County School Land Survey, Abstract 705, in Clay County, Texas and being a part of a called 220.58 acres tract described in a Warranty Deed With Vendor's Lien to River Creek Investments, LLC, as recorded in Vol. 136, Pg. 540 of the Official Public Records of said county and said 63.20 acres tract being described by notes and bounds, as follows:

BEGINNING at a 3/8 inch iron rod found on the west line of State Highway 148 recorded in Vol. 152, Pg. 231 of the Deed Records of said county, the northwest corner of said 220.58 acres tract and the northwest corner described herein;

THENCE South 89°43'25" East, leaving said west line, crossing said highway and Sparkman Road and along the north line of said 220.58 acres tract, a distance of 1,805.71 feet to an iron rebar, with an aluminum cap stamped "RPLS 5210", found for the most northern northeast corner of said 220.58 acres tract and the northeast corner described herein;

THENCE South 00°54'25" East, at 28.15 feet passing a 1 inch iron stake found for the approximate southwest corner of a called 2 acres tract recorded in Vol. 484, Pg. 684 of said Deed Records, continuing in all, a total distance of 1,504.31 feet to a 1/2 inch iron rebar, with an aluminum cap stamped "RPLS 5210", set for the southeast corner described herein;

THENCE South 89°37'33" West, crossing said Sparkman Road and said highway, a distance of 1,829.97 feet to a 1/2 inch iron rebar, with an aluminum cap stamped "RPLS 5210", set on said west line, for the southwest corner described herein;

THENCE North 00°00'58" East, along said west line, a distance of 1,524.78 feet to the **POINT OF BEGINNING** and containing **63.20 acres** of land.

LINE TABLE 63.20 ACRES

LINE	BEARING	DISTANCE
L1	S 89°43'25" E	1805.71'
L2	S 00°54'25" E	1504.31'
L3	S 89°37'33" W	1829.97'
L4	N 00°00'58" E	1524.78'

STATE OF TEXAS
COUNTY OF CLAY

I hereby certify that the above and foregoing plat represents an on the ground survey conducted in July of 2019 and is true and correct to the best of my knowledge.

Original signed and stamped in blue ink.

DATE OF SIGNATURE: July 29, 2019

Donald R. Crowley
DONALD R. CROWLEY R.P.L.S. NO. 5210

FOR CROWLEY PIPELINE & LAND SURVEYING, L.L.C.

FRN:100465-00

117 W. ARCHER

JACKSBORO, TEXAS 76458

(940) 567-2234 OFFICE

(940) 567-2155 FAX

EXHIBIT "A"

DRAWN BY: LAJ

DATE: July 26, 2019

DWG. NO.: 63.20 ACRES.dwg

BOOK NO.: FS

TRACT NO.:

PROJECT AFE:

REVISION

PROJECT: BELEW-RIVER CREEK INVESTMENTS

PLAT SHOWING A 63.20 ACRES TRACT

IN BLOCKS 76 AND FRACTIONAL 76 OF

THE WOOD COUNTY SCHOOL LAND

SURVEY, ABSTRACT 705, IN CLAY

COUNTY, TEXAS.

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