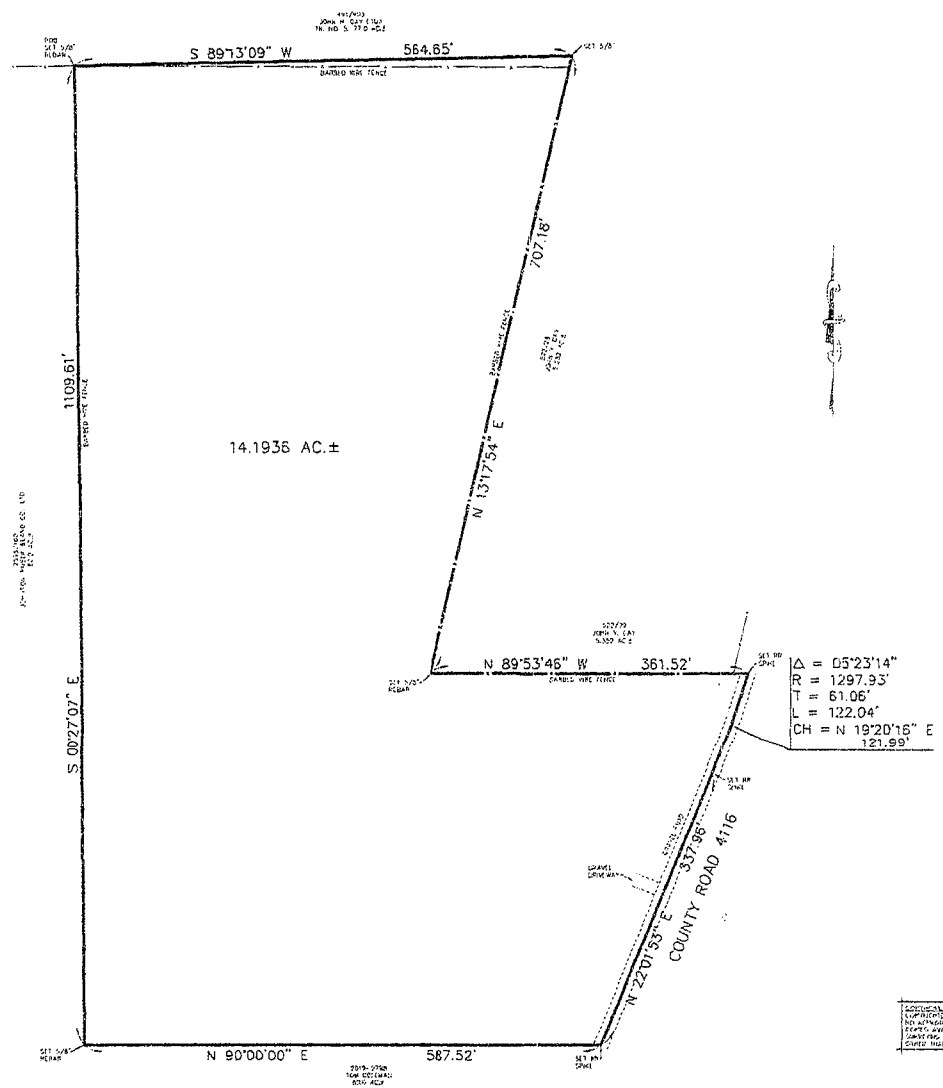

PROPERTY DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE J.P. WRIGHT HEADRIGHT SURVEY, A-669, BOWIE COUNTY, TEXAS AND BEING A PART OF A 71.16 ACRE TRACT AS DESCRIBED IN WARRANTY DEED FROM DEBRA JANE KING DILBREATH NEWMAN, ET AL TO TOM COLEMAN DATED MARCH 6, 2019, RECORDED IN INSTRUMENT NO. 2019-00002798 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: AT A SET 5/8" REBAR WITH PLASTIC CAP (STAMPED R.P.L.S. 4874 TYPICAL) FOR CORNER AT AN EXISTING FENCE CORNER AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED 71.16 ACRE TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF A 80.0 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO JOHNSON TIMBER AND LAND CO. LTD RECORDED IN VOLUME 2595, PAGE 150 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, SAME BEING ON THE SOUTH BOUNDARY LINE OF A 77.0 ACRE TRACT (TRACT NO. 5) AS DESCRIBED IN WARRANTY DEED TO JOHN H. CAY, ET UX RECORDED IN VOLUME 471, PAGE 903 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS;

THENCE: S 00°27'07" E, ALONG AN EXISTING FENCE LINE, SAME BEING THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 71.16 ACRE TRACT, SAME BEING THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 80.0 ACRE TRACT, 1109.61 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER;

THENCE: N 90°00'00" E, 587.52 FEET TO A SET RAILROAD SPIKE FOR CORNER IN THE CENTERLINE OF COUNTY ROAD NO. 4116;

THENCE: N 22°01'53" E, WITH THE CENTERLINE OF COUNTY ROAD NO. 4116, 337.98 FEET TO A SET RAILROAD SPIKE FOR CORNER;

THENCE: NORTHEASTERLY, WITH THE CENTERLINE OF COUNTY ROAD NO. 4116, SAME BEING A CURVE TO THE LEFT HAVING A RADIUS OF 1297.93 FEET, A CENTRAL ANGLE OF 05°23'14", A TANGENT LENGTH OF 61.06 FEET, AN ARC LENGTH OF 122.04 FEET AND A CHORD BEARING AND DISTANCE OF N 19°20'16" E, 121.99 FEET TO A SET RAILROAD SPIKE FOR CORNER;

THENCE: N 89°53'46" W, ALONG AN EXISTING FENCE LINE AND ITS PROJECTION, SAME BEING THE SOUTH BOUNDARY LINE OF A 5.352 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO JOHN Y. GAY RECORDED IN VOLUME 522, PAGE 29 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS, 361.52 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER AT AN EXISTING FENCE CORNER;

THENCE: N 13°17'54" E, ALONG AN EXISTING FENCE LINE AND ITS PROJECTION, SAME BEING THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 5.352 ACRE TRACT, 707.18 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER ON THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 71.16 ACRE TRACT;

THENCE: S 89°13'09" W, WITH THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 71.16 ACRE TRACT, SAME BEING THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 77.0 ACRE TRACT, 564.65 FEET TO THE POINT OF BEGINNING, CONTAINING 14.1936 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON GEODETIC NORTH AS MEASURED USING GPS (GLOBAL POSITIONING SYSTEM) ON APRIL 19, 2019, OPERATING WITHIN THE PARAMETERS OF WGS-84.

THIS TRACT IS NOT WITHIN A DESIGNATED FLOOD PLAIN, ACCORDING TO FEDERAL INSURANCE ADMINISTRATION RATE MAP, MAP NUMBER 48037C0360D, EFFECTIVE DATE OCTOBER 19, 2010.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON, AND IS CORRECT, THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS OF IMPROVEMENTS, VISIBLE EASEMENTS OR RIGHTS OF WAY EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FRONTS A PUBLIC ROADWAY.

REVISED

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

REVISION	DATE	DESCRIPTION	BY

SHEET NO. 1

LYNCH SURVEYING CO., INC.
TEXAS FIRM NO. 10064900
3601 MAGNOLIA STREET
TEXARKANA, TEXAS 75503
BUSINESS (903) 791-1152 FAX (903) 791-1295

BOWIE COUNTY, TEXAS
J. P. WRIGHT SURVEY, A-669
SURVEY FOR COLEMAN

Scale: 1" = 60'-0" | Date: AUG. 2019 | Job No. 13680
Line: DG | NDR | Draw: DG | NDR | Chkd: DG | NDR