

CLAY COUNTY, TEXAS

LEGAL DESCRIPTION
53.00 ACRES

All that certain 53.00 acres tract or parcel of land being situated in Block 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 53.00 acres tract being described by metes 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;

THENCE North 13°44'40" West, along said west line, a distance of 103.32 feet to a 3/8 inch iron rod found;

THENCE North 00°00'58" East, continuing along said west line, at 149.70 feet to a 3/8 inch iron rod bears North 89°59'02" West, a distance of 1.18 feet, continuing in all, a total distance of 1,012.51 feet to a 1/2 inch iron rebar, with an aluminum cap stamped "RPLS 5210", set for the northwest corner described herein;

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

THENCE South 00°54'25" East, a distance of 1,278.26 feet to a 1/2 inch iron rebar, with an aluminum cap stamped "RPLS 5210", set for the southwest corner described herein;

THENCE North 82°04'31" West, crossing said road, a distance of 47.65 feet to a 4 inch pipe fence corner found;

THENCE South 01°07'43" West, along a fence, a distance of 4.85 feet to a 4 inch pipe fence corner found;

THENCE South 89°56'03" West, continuing along a fence, a distance of 74.39 feet to a 4 inch pipe fence corner found;

THENCE North 89°02'27" West, a distance of 1,704.61 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°04'00" East, a distance of 123.11 feet to the **POINT OF BEGINNING** and containing **53.00 acres** of land.

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"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 13°44'40" W	103.32'
L2	N 00°00'58" E	1012.51'
L3	N 89°37'33" E	1829.97'
L4	S 00°54'25" E	1278.26'
L5	N 82°04'31" W	47.65'
L6	S 01°07'43" W	4.85'
L7	S 89°56'03" W	74.39'
L8	N 89°02'27" W	1704.61'
L9	N 00°04'00" E	123.11'

0 1000 2000

PROJECT: BELEW-RIVER CREEK INVESTMENTS

PLAT SHOWING A 53.00 ACRES TRACT

IN BLOCK 76 OF THE WOOD COUNTY

SCHOOL LAND SURVEY, ABSTRACT

705, IN CLAY COUNTY, TEXAS.

53.00 ACRES

DRAWN BY: LAJ

DATE: July 26, 2019

DWG. NO.: 53.00 ACRES.dwg

BOOK NO.: FS

TRACT NO.:

PROJECT AFE:

REVISION

CLAY COUNTY, TEXAS

JACK COUNTY, TEXAS

CLAY COUNTY, TEXAS

CLAY COUNTY, TEXAS

CLAY COUNTY, TEXAS

CLAY COUNTY, TEXAS

CLAY COUNTY, TEXAS

R. DAILEY SURVEY

ABSTRACT 107

PROSPECT RD.

FRAC. BLK. #75

CALLED 39.27 ACRES

VOL. 951, PG. 515

TRACT B

CALLED 3.60 ACRES

VOL. 292, PG. 367

TRACT C

CALLED 1.00 ACRE

VOL. 292, PG. 367

TRACT D

CALLED 3.72 ACRES

VOL. 292, PG. 367

CALLED 1/2 ACRE

VOL. 216, PG. 41

CALLED 2 ACRES

VOL. 484, PG. 684

BLK. #75

CALLED 39.27

VOL. 445, PG. 503

CALLED 70 ACRES

VOL. 341, PG. 111

DETAIL

SCALE 1" = 200'

BLK. #59

FIRST TRACT

CALLED 160 ACRES

(ALL OF BLK. 59)

VOL. 272, PG. 388

WOOD COUNTY

SCHOOL LAND

SURVEY

ABSTRACT 705

VOL. F, PG. 54

BLK. #58

6" PIPE

FEN COR

RND.

BLK. #57

3/8" IRF

150'

CALLED 19.12 ACRES

BK. 0836, PG. 0499

(OPRJECT)

S. H. 148

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