



Property Description

All that certain tract or parcel of land being a part of the J.J. Montgomery Headright Survey, A-400, Bowie County, Texas and being a part of Tract No. 6 as described in Warranty Deed from Mark Howe, Trustee to Flying H Stock Farm, LLC dated October 15, 2015, recorded in Instrument No. 2015-12273 of the Real Property Records of Bowie County, Texas and being more particularly described as follows:

BEGINNING: At a found 5/8" rebar for corner at the Northeast corner of the above described Tract No. 6, same being the Northeast corner of the J.J. Montgomery Headright Survey, same being the Southeast corner of a 97.87 Acre tract as described in Warranty Deed to Roger Mitchell, et us recorded in Volume 3779, Page 207 of the Real Property Records of Bowie County, Texas, same being on the West boundary line of a 392.8 Acre tract (Tract No. 2) as described in Warranty Deed to CJS Moser Enterprises, LP recorded in Volume 5535, Page 192 of the Real Property Records of Bowie County, Texas;

THENCE: N 88°36'45" W, with the North boundary line of the above described Tract No. 6, same being the South boundary line of the above described 97.87 Acre tract and the South boundary line of a 148 Acre tract (Tract No. 1) and a 264.11 Acre tract (Tract No. 2) as described in Warranty Deed to Matteson Family Farms Investments recorded in Volume 6342, Page 305 of the Real Property Records of Bowie County, Texas, 1985.71 feet to a found concrete Right-of-Way Marker for corner on the East Right-of-Way line of U.S. Highway No. 259;

THENCE: Southeasterly, with the East Right-of-Way line of U.S. Highway No. 259, same being a curve to the left having a radius of 3744.64 feet, a central angle of 15°53'25", a tangent length of 522.62 feet, an arc length of 1038.54 feet and a chord bearing and distance of S 07°58'53" E, 1035.21 feet to a set 5/8" rebar with plastic cap (Stamped R.P.L.S. 4874 Typical) for corner;

THENCE: N 81°14'18" E, 1861.57 feet to a set 5/8" rebar with plastic cap for corner on the East boundary line of the above described Tract No. 6;

THENCE: N 00°12'37" E, with the East boundary line of the above described Tract No. 6, same being the West boundary line of the above described 392.8 Acre tract, 693.51 feet to the POINT OF BEGINNING, containing 38.5000 Acres of land, more or less.

BASIS OF BEARING: Bearing are based on Geodetic North as measured using GPS (Global Positioning System) on December 11, 2019, operating within the parameters of WGS-84.