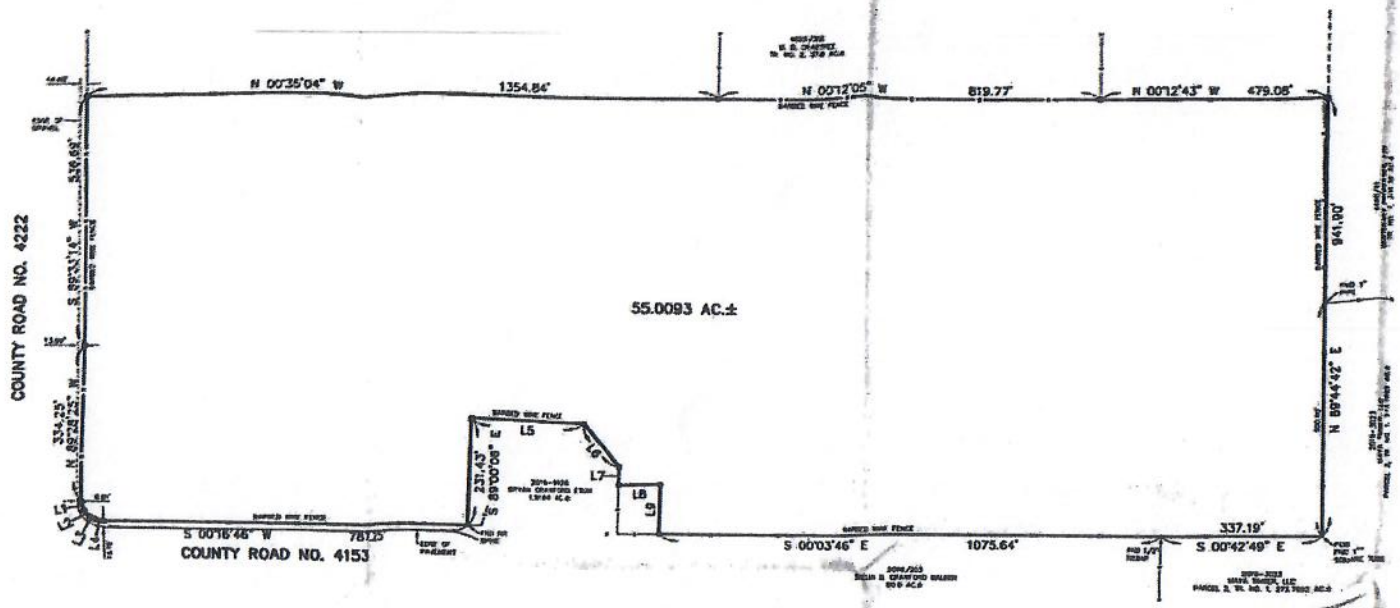

PROPERTY DESCRIPTION – 4147 CR 4153 BOWIE, TEXAS

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE A.B. ROBBINS SURVEY, A-504, BOWIE COUNTY, TEXAS AND BEING ALL OF A 1.83 ACRE TRACT (TRACT ONE), 10.250 ACRE TRACT (TRACT TWO), 1.8 ACRE TRACT (TRACT THREE), 37.63 ACRE TRACT (TRACT FOUR), 1.83 ACRE TRACT (TRACT FIVE), 2.00 ACRE TRACT (TRACT SIX) AND A 1.85 ACRE TRACT (TRACT SEVEN) AS DESCRIBED IN WARRANTY DEED FROM DAVID WEARS AND WIFE, CONNIE WEARS TO DAVID WADE WEARS AND WIFE, BRITTANY WEARS DATED OCTOBER 7, 2008, RECORDED IN INSTRUMENT NO. 2020-22008 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS AND BEING ALL OF A 1.83 ACRE TRACT AS DESCRIBED IN WARRANTY DEED FROM DAVID WEARS AND WIFE, CONNIE WEARS TO DAVID WADE WEARS AND WIFE, BRITTANY WEARS DATED JANUARY 12, 2012, RECORDED IN VOLUME 4188, PAGE 239 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1" METAL SQUARE TUBE FOR CORNER AT AN EXISTING FENCE CORNER AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED TRACT TWO, SAME BEING AN INSIDE ELL CORNER OF A 273.7002 ACRE TRACT (PARCEL 2, TRACT NO. 1) AS DESCRIBED IN WARRANTY DEED TO MAYA TIMBER, LLC RECORDED IN INSTRUMENT NO. 2019-3023 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS;

THENCE: N 89°46'42" E, ALONG AN EXISTING FENCE LINE, SAME BEING THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED TRACT TWO AND THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED TRACT FOUR, SAME BEING A NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 273.7002 ACRE TRACT AND THE NORTH BOUNDARY LINE OF A 208.30 ACRE TRACT (TRACT NO. 7) AS DESCRIBED IN WARRANTY DEED TO CONTINENTAL PROPERTIES, LTD RECORDED IN VOLUME 4480, PAGE 41 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, PASSING AT 940.00 FEET A FOUND 1" METAL PIPE AND CONTINUING A TOTAL DISTANCE OF 941.00 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP (STAMPED R.P.L.S. 4074 FENCEL) FOR CORNER;

THENCE: N 00°12'43" W, ALONG AN EXISTING FENCE LINE, SAME BEING THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED TRACT FOUR, SAME BEING THE WEST BOUNDARY LINE OF A 37.8 ACRE TRACT (TRACT NO. 2) AS DESCRIBED IN WARRANTY DEED TO W.D. CHANTREE RECORDED IN VOLUME 4022, PAGE 308 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, 479.08 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER AT AN EXISTING FENCE P.I. (POINT OF INTERSECTION);

THENCE: N 00°12'05" W, ALONG AN EXISTING FENCE LINE, SAME BEING THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED TRACT FOUR, SAME BEING THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 37.8 ACRE TRACT, 819.77 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER AT AN EXISTING FENCE P.I.;

THENCE: N 00°35'04" W, ALONG AN EXISTING FENCE LINE, SAME BEING THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED TRACT FOUR, SAME BEING THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 37.8 ACRE TRACT, 1354.84 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER AT AN EXISTING FENCE CORNER ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 4222;

PROPERTY DESCRIPTION CONTINUED

THENCE: S 89°35'14" W, ALONG AN EXISTING FENCE LINE, SAME BEING THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 4222, 538.69 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER AT AN EXISTING FENCE P.I.;

THENCE: S 89°38'25" W, ALONG AN EXISTING FENCE LINE, SAME BEING THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 4222, 334.25 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER AT AN EXISTING FENCE P.I.;

THENCE: S 89°58'32" W, ALONG AN EXISTING FENCE LINE, SAME BEING THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 4222, 19.15 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER AT AN EXISTING FENCE P.I.;

THENCE: S 89°46'27" W, ALONG AN EXISTING FENCE LINE, SAME BEING THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 4222, 16.62 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER AT AN EXISTING FENCE P.I.;

THENCE: S 89°00'00" W, ALONG AN EXISTING FENCE LINE, SAME BEING THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 4222, 10.78 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER AT AN EXISTING FENCE P.I.;

THENCE: S 10°47'13" W, ALONG AN EXISTING FENCE LINE, SAME BEING THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 4153, 17.02 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER AT AN EXISTING FENCE P.I.;

THENCE: S 00°16'46" W, ALONG AN EXISTING FENCE LINE, SAME BEING THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 4153, 787.25 FEET TO A FOUND RAILROAD SPIKE FOR CORNER AT AN EXISTING FENCE CORNER;

THENCE: S 89°00'00" E, ALONG AN EXISTING FENCE LINE, SAME BEING THE NORTH BOUNDARY LINE OF A 1.9164 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO BRYAN CRAWFORD, ET UX RECORDED IN INSTRUMENT NO. 2019-6936 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, 231.43 FEET TO A FOUND 5/8" REBAR FOR CORNER AT AN EXISTING FENCE CORNER;

THENCE: S 01°20'38" W, ALONG AN EXISTING FENCE LINE, SAME BEING THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 1.9164 ACRE TRACT, 243.30 FEET TO A FOUND 5/8" REBAR FOR CORNER AT AN EXISTING FENCE CORNER;

THENCE: S 50°27'24" W, ALONG AN EXISTING FENCE LINE, SAME BEING THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 1.9164 ACRE TRACT, 118.65 FEET TO A FOUND 5/8" REBAR FOR CORNER AT AN EXISTING FENCE CORNER;

THENCE: N 89°03'04" W, ALONG AN EXISTING FENCE LINE, SAME BEING A SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 1.9164 ACRE TRACT, 40.00 FEET TO A FOUND 5/8" REBAR FOR CORNER AT AN EXISTING FENCE CORNER;

THENCE: S 01°36'53" E, ALONG AN EXISTING FENCE LINE, SAME BEING AN EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 1.9164 ACRE TRACT, 91.74 FEET TO A FOUND 5/8" REBAR FOR CORNER AT AN EXISTING FENCE CORNER;

PROPERTY DESCRIPTION CONTINUED

THENCE: N 89°23'34" W, ALONG AN EXISTING FENCE LINE, SAME BEING A SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 1.9164 ACRE TRACT, 109.46 FEET TO A FOUND 5/8" REBAR FOR CORNER AT AN EXISTING FENCE CORNER;

THENCE: S 00°03'46" E, ALONG AN EXISTING FENCE LINE, SAME BEING THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 1.85 ACRE TRACT (8169/299), THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED TRACT SIX AND THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED TRACT TWO, SAME BEING THE EAST BOUNDARY LINE OF A 60.0 ACRE TRACT AS DESCRIBED IN VOLUME 2068, PAGE 203 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, 1075.64 FEET TO A FOUND 1/2" REBAR FOR CORNER AT AN EXISTING FENCE P.I.;

THENCE: S 00°42'49" E, WITH THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED TRACT TWO, SAME BEING AN EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 273.7002 ACRE TRACT, 337.19 FEET TO THE POINT OF BEGINNING, CONTAINING 55.0093 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON GEODETIC NORTH AS MEASURED USING GPS (GLOBAL POSITIONING SYSTEM) ON SEPTEMBER 28, 2020, OPERATING WITHIN THE PARAMETERS OF NGS-84.

L1		L2	
S 37°37'27" W	19.15'	S 50°27'24" W	118.65'
L3		L4	
S 89°03'27" W	10.78'	N 89°03'04" W	40.00'
L5		L6	
S 20°20'38" W	10.78'	S 01°36'53" E	91.74'
L7		L8	
N 50°47'13" W	17.02'	N 89°23'34" W	109.46'
L9			
S 01°20'38" W	243.30'		

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GRAPHIC SCALE

(IN FEET)
1 inch = 120 ft.

FILE NAME: 13974-120

● INDICATES SET 5/8" REBAR WITH PLASTIC CAP (STAMPED R.P.L.S. 4074)

■ INDICATES FND 5/8" REBAR

THIS TRACT IS PARTIALLY WITHIN A DESIGNATED FLOOD PLAIN, ACCORDING TO FEDERAL INSURANCE ADMINISTRATION RATE MAP, MAP NUMBER 48037C0425D, EFFECTIVE DATE OCTOBER 18, 2010.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS OF IMPROVEMENTS, VISIBLE EASEMENTS OR RIGHTS-OF-WAY (ALL EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN IF TITLE COMMITMENT WAS PROVIDED PRIOR TO FIELD WORK), EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY

REVISION	DATE	DESCRIPTION	BY

SHEET NO. 1

LYNCH SURVEYING
TEXAS FIRM NO. 10013900
3808 MAGNOLIA STREET
TEXARKANA, TEXAS 75503
BUSINESS (903) 791-1302 FAX (903) 791-1305

BOWIE COUNTY, TEXAS
A. B. ROBBINS SURVEY, A-504
SURVEY FOR MEARS

Scale: 1" =120' | Date OCT. 2020 | Job No. 13974
Dwn By KDL | Chk By RWH | Fld By AER