

DESCRIPTION

A 9845.86+/- acre tract of land being a portion of Section 35, Block M-21, T.C. Ry. Co. Survey, Section 36, Block M-21, T.C. Ry. Co. Survey, and all of Section 1, Block L, H. & G.N. Ry. Co. Survey, Section 2, Block L, H. & G.N. Ry. Co. Survey, Section 3, Block L, E.L. & R.R. Co. Survey, Section 4, Block L, E.L. & R.R. Co. Survey, Section 5, Block L, E.L. & R.R. Co. Survey, Section 7, Block L, E.L. & R.R. Co. Survey, Section 8, Block L, E.L. & R.R. Co. Survey, Section 16, Block M-21, T.C. Ry. Co. Survey, Section 17, Block M-21, T.C. Ry. Co. Survey, Section 18, Block M-21, T.C. Ry. Co. Survey, Section 47, Block 46, H. & T.C. Ry. Co. Survey, Section 48, Block 46, H. & T.C. Ry. Co. Survey, Section 49, Block 46, H. & T.C. Ry. Co. Survey, Section 50, Block 46, H. & T.C. Ry. Co. Survey, Section 51, Block 46, H. & T.C. Ry. Co. Survey, Section 73, Block Z, H.E. & W.T. Ry. Co. Survey, Section 78, Block Z, E.L. & R.R. Ry. Co. Survey, Section 3, Block M-27, W.H. Hedgecock Survey, Section 5, J. Gammet Survey, all being in Hutchinson County, Texas, also being commonly referred to as Spring Creek Ranch, said 9845.86+/- acre tract of land having been surveyed by Furman Land Surveyors, Inc. between December 10, 2019 and January 15, 2020 and being described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod with aluminum cap stamped "Furman Land Surveyors Section Corner Firm #100924" set for the Southwest corner of said Section 16, Block M-21, same being the most Northerly, Northwest corner of Section 15, Block M-21, T.C. Ry. Co. Survey and being a point in the East line of Section 14, Block M-21, T.C. Ry. Co. Survey, same being a point in the East line of that certain 2444.75+/- acre tract of land described in that certain instrument recorded in Volume 1861, Page 60 as filed in the Office of the County Clerk of Hutchinson County, Texas, from whence a 1 ½ inch iron pipe found for the Southeast corner of said Section 14, Block M-21, same being the Southeast corner of said 2444.75+/- acre tract of land bears S. 09°05'28" W. 3611.11 feet;

THENCE N. 00°05'28" E. (Base Line) along the East line of said 2444.75+/- acre tract of land at 1668.78 feet pass the Northeast corner of said Section 14, same being the Southeast corner of Section 71, Block Z, H.E. & W.T. Ry. Co. Survey, at 6948.67 feet pass the common corner of said Section 16 and Section 71, 73 and 74, Block Z, H.E. & W.T. Ry. Co. Survey, continuing along said line a total distance of 12228.57 feet to a 1 ½ inch iron pipe with old stone found for the common corner of Sections 73 and 74, Block Z, H.E. & W.T. Ry. Co. Survey and Sections 77 and 78, Block Z, E.L. & R.R. R.R. Co. Survey;

THENCE N. 00°05'05" E. along the East line of said 2444.75+/- acre tract of land 5278.35 feet to a 1 ½ inch iron pipe marked 77-78-18 found for the common corner of said Sections 77 and 78, Block Z, Section 6, Block N, W.R. Harvey Survey and Section 16, Block M-21, T.C. Ry. Co. Survey;

THENCE N. 10°47'14" E. along the East line of said 2444.75+/- acre tract of land 1390.21 feet to a ½ inch iron rod with cap stamped "FURMAN RPLS" found for the Northeast corner of said Section 6, Block N, same being a jog corner in the West line of said Section 18, Block M-21 and being a point in the South line of Section 52, Block 46, H. & T.C. R.R. Co. Survey;

THENCE S. 89°47'39" E. 209.71 feet to a 1 ½ inch iron pipe marked 52 found for the Southeast corner of said Section 52, Block 46 and being a jog corner in the West line of said Section 18, Block M-21;

THENCE N. 00°15'22" E. along the East line of said Section 52, at 881.16 feet pass a 1 ½ inch iron pipe found for the Southwest corner of said Section 53, Block 46, same being a jog corner in the West line of said Section 18, Block M-21, at 10567.23 feet pass a 1 ½ inch iron pipe found in the common line of said Sections 51 and 52, continuing along said line a total distance of 12874.87 feet to a point being on the Southerly side of the Canadian River;

THENCE: Northeasterly along the Southerly side of the Canadian River, same being along the Northerly line of said Sections 47, 48, 49, 50 and 51, Block 46 the following courses and distances;

S. 73° 41' 55" E. 34.18 feet;

S. 59° 28' 08" E. 132.01 feet;

S. 68° 25' 03" E. 73.74 feet;

S. 48° 45' 33" E. 58.71 feet;

S. 74° 06' 49" E. 56.13 feet;

N. 78° 59' 26" E. 66.74 feet;

S. 45° 11' 44" E. 74.21 feet;

S. 42° 45' 22" E. 63.16 feet;

S. 79° 26' 35" E. 37.07 feet;

N. 68° 49' 55" E. 59.82 feet;

N. 78° 57' 45" E. 20.92 feet;

S. 46° 15' 49" E. 37.65 feet;

S. 87° 42' 21" E. 80.38 feet;

S. 79° 55' 40" E. 271.71 feet;

N. 87° 53' 28" E. 109.50 feet;

S. 65° 24' 53" E. 38.79 feet;

S. 51° 43' 44" E. 61.13 feet;

S. 58° 14' 26" E. 107.33 feet;

N. 79° 08' 52" E. 103.67 feet;

S. 64° 34' 02" E. 206.17 feet;

S. 65° 46' 09" E. 155.77 feet;

S. 49° 55' 09" E. 103.78 feet;

S. 87° 58' 17" E. 89.83 feet;

S. 45° 33' 43" E. 31.43 feet;

S. 10° 04' 12" E. 49.54 feet;

S. 63° 05' 09" E. 54.18 feet;

N. 74° 51' 03" E. 66.57 feet;

S. 72° 05' 05" E. 86.64 feet;

N. 44° 30' 08" E. 339.15 feet;

N. 38° 24' 29" E. 88.94 feet;

N. 69° 32' 35" E. 102.70 feet;

N. 61° 11' 47" E. 71.10 feet;

S. 85° 52' 22" E. 59.13 feet;

N. 69° 26' 45" E. 34.62 feet;

N. 28° 59' 57" E. 37.98 feet;

N. 20° 40' 43" E. 51.24 feet;

N. 45° 59' 01" E. 221.39 feet;

N. 28° 43' 58" E. 85.77 feet;

N. 55° 40' 13" E. 140.48 feet;

N. 59° 56' 59" E. 148.60 feet;

N. 66° 59' 41" E. 146.07 feet;

N. 53° 20' 23" E. 158.54 feet;

N. 74° 18' 05" E. 113.25 feet;

N. 47° 22' 41" E. 137.71 feet;

N. 72° 02' 17" E. 101.42 feet;

N. 38° 23' 43" E. 161.32 feet;

N. 29° 47' 07" E. 141.29 feet;

N. 34° 37' 03" E. 245.23 feet;

N. 78° 22' 28" E. 82.36 feet;

N. 11° 59' 57" E. 95.42 feet;

N. 00° 12' 30" E. 134.26 feet;

N. 11° 48' 49" E. 89.22 feet;

N. 38° 05' 19" E. 75.27 feet;

N. 71° 30' 58" E. 115.35 feet;

S. 75° 41' 46" E. 183.22 feet;

N. 80° 24' 49" E. 91.05 feet;

N. 69° 07' 55" E. 215.28 feet;

N. 85° 17' 10" E. 133.93 feet;

N. 55° 24' 30" E. 59.41 feet;

N. 21° 50' 36" E. 50.07 feet;

N. 04° 38' 02" E. 78.55 feet;

N. 55° 25' 14" E. 24.90 feet;

S. 70° 08' 26" E. 16.39 feet;

S. 23° 55' 49" E. 38.93 feet;

S. 88° 39' 13" E. 70.74 feet;

N. 46° 24' 05" E. 111.39 feet;

N. 29° 37' 08" E. 45.21 feet;

N. 57° 33' 36" E. 218.64 feet;

N. 66° 34' 54" E. 104.95 feet;

N. 65° 43' 37" E. 69.82 feet;

N. 31° 08' 05" E. 63.80 feet;

N. 03° 59' 37" W. 98.64 feet;

N. 50° 36' 51" E. 55.38 feet;

N. 42° 49' 34" E. 130.79 feet;

N. 89° 36' 37" E. 54.54 feet;

S. 68° 06' 33" E. 52.13 feet;

N. 56° 03' 37" E. 68.16 feet;

N. 21° 49' 33" E. 58.91 feet;

N. 47° 58' 20" E. 87.02 feet;

N. 21° 49' 05" E. 267.10 feet;

N. 33° 12' 47" E. 71.38 feet;

N. 01° 34' 21" W. 58.74 feet;

N. 32° 11' 40" W. 59.71 feet;

N. 10° 03' 03" W. 46.01 feet;

N. 32° 51' 30" E. 80.53 feet;

N. 22° 42' 37" W. 34.18 feet;

N. 66° 18' 43" W. 51.43 feet;

N. 21° 42' 56" W. 19.81 feet;

N. 28° 17' 54" E. 94.92 feet;

N. 08° 21' 51" W. 37.98 feet;

N. 39° 35' 08" W. 65.52 feet;

N. 27° 39' 30" W. 71.13 feet;

N. 27° 12' 28" E. 122.23 feet;

N. 59° 03' 47" E. 81.22 feet;

N. 25° 32' 02" E. 90.53 feet;

N. 47° 04' 14" E. 92.39 feet;

N. 69° 40' 06" E. 75.52 feet;

N. 32° 55' 58" E. 72.35 feet;

N. 57° 08' 15" E. 61.10 feet;

N. 80° 40' 24" E. 92.41 feet;

N. 57° 53' 48" E. 59.88 feet;

N. 42° 51' 57" E. 85.69 feet;

N. 81° 35' 55" E. 86.13 feet;

N. 84° 00' 54" E. 150.46 feet;

N. 68° 09' 03" E. 61.57 feet;

N. 55° 27' 40" E. 85.19 feet;

S. 77° 06' 28" E. 63.38 feet;

N. 67° 44' 09" E. 80.11 feet;

N. 37° 26' 08" E. 62.02 feet;

N. 07° 54' 15" E. 61.41 feet;

N. 33° 51' 46" E. 34.43 feet;

N. 63° 56' 30" E. 14.25 feet;

S. 66° 19' 17" E. 45.90 feet;

S. 88° 54' 35" E. 114.28 feet;

S. 74° 17' 24" E. 89.39 feet;

N. 25° 09' 16" E. 70.21 feet;

N. 66° 32' 42" E. 18.37 feet;

S. 80° 19' 16" E. 54.15 feet;

N. 67° 09' 56" E. 99.19 feet;

N. 69° 51' 01" E. 71.27 feet;

N. 46° 21' 28" E. 319.67 feet;

N. 57° 25' 00" E. 87.25 feet;

S. 83° 03' 21" E. 58.04 feet;

N. 66° 17' 43" E. 64.18 feet;

N. 07° 04' 06" E. 54.85 feet;

N. 25° 10' 55" W. 55.10 feet;

N. 07° 06' 25" E. 21.03 feet;

N. 35° 49' 15" E. 24.12 feet;

S. 87° 21' 57" E. 17.87 feet;

S. 49° 52' 37" E. 51.01 feet;

S. 77° 00' 38" E. 80.19 feet;

N. 37° 02' 45" E. 62.82 feet;

N. 18° 00' 01" E. 50.85 feet;

N. 88° 06' 25" E. 37.48 feet;

N. 67° 49' 56" E. 118.12 feet;

N. 44° 24' 11" E. 68.71 feet;

N. 39° 55' 08" E. 72.21 feet;

N. 49° 56' 03" E. 155.52 feet;

N. 34° 07' 22" E. 121.31 feet;

N. 48° 26' 39" E. 65.27 feet;

N. 62° 05' 13" E. 85.14 feet;

N. 58° 56' 50" E. 86.38 feet;

N. 39° 04' 46" E. 49.62 feet;

N. 09° 48' 47" W. 52.38 feet;

N. 32° 26' 37" E. 28.56 feet;

N. 63° 36' 11" E. 64.85 feet;

N. 63° 25' 46" E. 79.44 feet;

S. 89° 22' 14" E. 85.94 feet;

N. 88° 10' 51" E. 84.41 feet;

N. 57° 11' 49" E. 165.55 feet;

N. 66° 15' 32" E. 195.33 feet;

N. 46° 22' 39" E. 108.53 feet;

N. 65° 35' 10" E. 39.34 feet;

S. 76° 41' 17" E. 92.80 feet;

S. 81° 51' 00" E. 149.07 feet;

N. 86° 49' 31" E. 74.60 feet;

S. 66° 44' 18" E. 109.72 feet;

N. 84° 40' 32" E. 85.66 feet;

S. 60° 56' 27" E. 58.91 feet;

S. 13° 09' 03" E. 62.60 feet;

S. 77° 17' 32" E. 56.54 feet;

N. 82° 49' 01" E. 111.89 feet;

S. 56° 37' 38" E. 73.77 feet;

S. 36° 16' 36" E. 48.15 feet;

S. 05° 53' 23" E. 58.04 feet;

S. 83° 39' 44" E. 46.01 feet;

S. 80° 24' 22" E. 35.51 feet;

S. 61° 06' 15" E. 104.78 feet;

S. 89° 42' 10" E. 96.14 feet;

N. 16° 29' 05" E. 75.72 feet;

N. 56° 11' 01" E. 18.12 feet;

S. 69° 55' 31" E. 16.56 feet;

S. 42° 24' 52" E. 166.49 feet;

S. 43° 17' 42" E. 119.06 feet;

S. 58° 43' 34" E. 100.92 feet;

N. 82° 40' 38" E. 84.16 feet;

S. 55° 51' 06" E. 106.78 feet;

S. 53° 41' 38" E. 122.56 feet;

S. 83° 42' 57" E. 112.67 feet;

N. 46° 55' 47" E. 120.64 feet;

N. 81° 07' 24" E. 178.63 feet;

N. 51° 02' 09" E. 162.07 feet;

N. 59° 49' 58" E. 177.77 feet;

N. 24° 34' 29" E. 114.06 feet;

N. 05° 54' 16" E. 48.46 feet;

N. 32° 49' 32" E. 23.23 feet;

N. 69° 38' 20" E. 49.21 feet;

N. 73° 28' 19" E. 70.24 feet;

N. 47° 53' 00" E. 62.91 feet;

N. 64° 51' 18" E. 119.78 feet;

N. 85° 04' 16" E. 158.46 feet;

N. 57° 57' 20" E. 114.84 feet;

N. 71° 12' 39" E. 159.55 feet;