

PROPERTY DESCRIPTION - TRACT NO. 1

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE JOHN TISDALE HEADRIGHT SURVEY, A-587, BOWIE COUNTY, TEXAS AND BEING A PART OF A 14.43 ACRE TRACT AS DESCRIBED IN WARRANTY DEED FROM JEFF ADDISON AND WIFE, SUSAN K. ADDISON TO GARLAND AMASON AND TOMMY BATCHELOR DATED DECEMBER 15, 2015, RECORDED IN INSTRUMENT NO. 2015-14151 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 14.43 ACRE TRACT OF LAND, SAME BEING THE SOUTHEAST CORNER OF A 11.2250 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO OLIVIA FORTE, ET AL IN VOLUME 2801, PAGE 40 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, SAME BEING ON THE WEST BOUNDARY LINE OF A 100.0 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO ONNIE L. GOODWIN RECORDED IN VOLUME 521, PAGE 557 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS;

THENCE: S 89°59'16" W, WITH THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 14.43 ACRE TRACT, SAME BEING THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 11.2250 ACRE TRACT, 1280.21 FEET TO A FOUND 5/8" REBAR FOR CORNER ON THE EAST RIGHT-OF-WAY LINE OF FARM ROAD NO. 992;

THENCE: SOUTHWESTERLY, WITH THE EAST RIGHT-OF-WAY LINE OF FARM ROAD NO. 992, SAME BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 1472.28 FEET, A CENTRAL ANGLE OF 18°20'48", A TANGENT LENGTH OF 237.75 FEET AND AN ARC LENGTH OF 471.42 FEET TO A FOUND 5/8" REBAR FOR CORNER;

THENCE: N 89°59'16" E, WITH THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 14.43 ACRE TRACT, SAME BEING THE NORTH BOUNDARY LINE OF A 7.2341 ACRE TRACT (TRACT NO. 1) AS DESCRIBED IN WARRANTY DEED TO MARY RICHARDSON RECORDED IN VOLUME 6888, PAGE 259 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, 1525.38 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP (STAMPED R.P.L.S. 4874 TYPICAL) FOR CORNER;

THENCE: N 00°43'21" W, WITH THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 14.43 ACRE TRACT, SAME BEING THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 100.0 ACRE TRACT, 403.35 FEET TO THE POINT OF BEGINNING, CONTAINING 12.8529 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON GEODETIC NORTH AS MEASURED USING GPS (GLOBAL POSITIONING SYSTEM) ON JULY 13, 2016, OPERATING WITHIN THE PARAMETERS OF NGS-84.

PROPERTY DESCRIPTION - TRACT NO. 2

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE JOHN TISDALE HEADRIGHT SURVEY, A-587, BOWIE COUNTY, TEXAS AND BEING A PART OF A 14.43 ACRE TRACT AS DESCRIBED IN WARRANTY DEED FROM JEFF ADDISON AND WIFE, SUSAN K. ADDISON TO GARLAND AMASON AND TOMMY BATCHELOR DATED DECEMBER 15, 2015, RECORDED IN INSTRUMENT NO. 2015-14151 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING: AT A FOUND 5/8" REBAR FOR CORNER AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED 14.43 ACRE TRACT OF LAND, SAME BEING THE SOUTHEAST CORNER OF A 11.2250 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO OLIVIA FORTE, ET AL IN VOLUME 2801, PAGE 40 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, SAME BEING ON THE WEST BOUNDARY LINE OF A 100.0 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO ONNIE L. GOODWIN RECORDED IN VOLUME 521, PAGE 557 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS;

THENCE: S 89°59'16" W, WITH THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 14.43 ACRE TRACT, SAME BEING THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 11.2250 ACRE TRACT, 1280.21 FEET TO A FOUND 5/8" REBAR FOR CORNER ON THE EAST RIGHT-OF-WAY LINE OF FARM ROAD NO. 992;

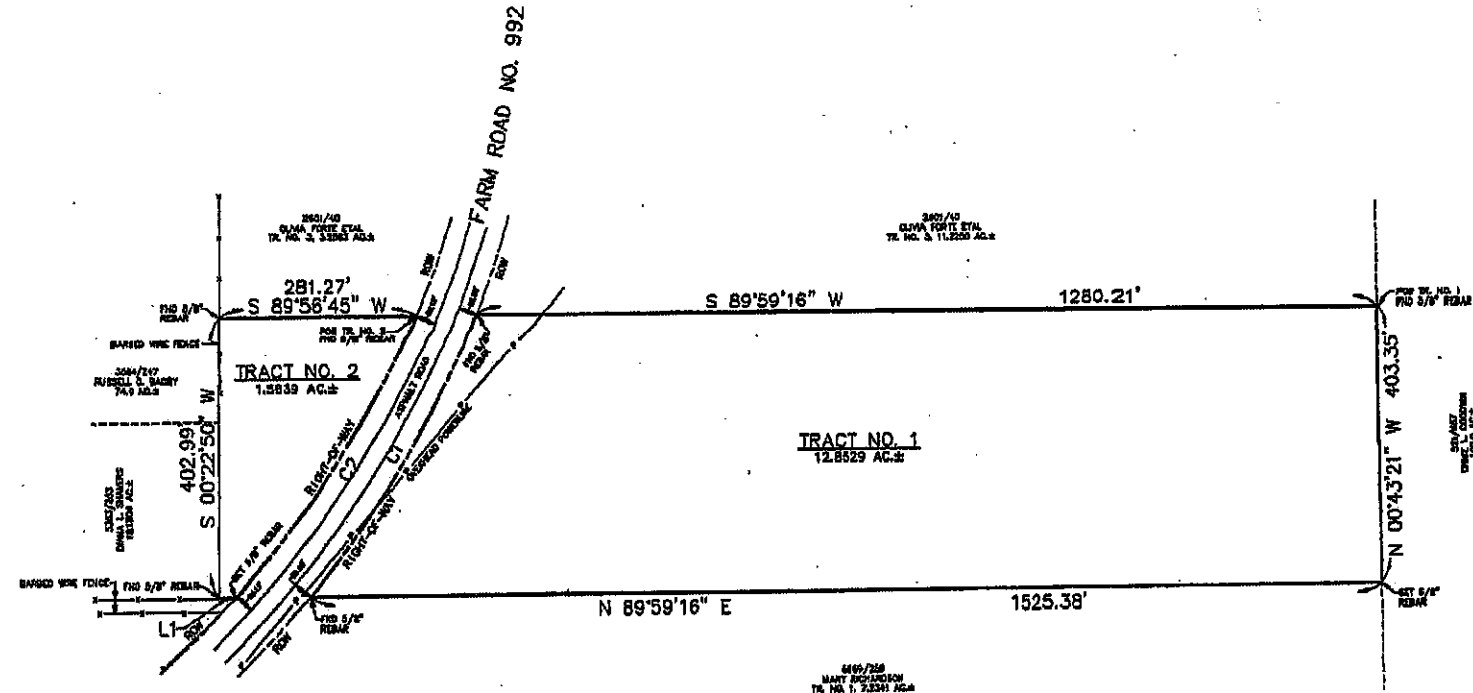
THENCE: S 89°46'35" W, 86.57 FEET TO A FOUND 5/8" REBAR FOR CORNER ON THE WEST RIGHT-OF-WAY LINE OF FARM ROAD NO. 992 AND BEING THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT OF LAND;

THENCE: S 89°59'45" W, WITH THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 14.43 ACRE TRACT, SAME BEING THE SOUTH BOUNDARY LINE OF A 3.2593 ACRE TRACT (TRACT NO. 3) AS DESCRIBED IN WARRANTY DEED TO OLIVIA FORTE, ET AL RECORDED IN VOLUME 2801, PAGE 40 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, 281.27 FEET TO A FOUND 5/8" REBAR FOR CORNER;

THENCE: S 00°22'50" W, ALONG AN EXISTING FENCE LINE, SAME BEING THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 14.43 ACRE TRACT, SAME BEING THE EAST BOUNDARY LINE OF A 74.0 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO RUSSELL G. BAGBY RECORDED IN VOLUME 3584, PAGE 247 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS AND WITH THE EAST BOUNDARY LINE OF A 18.1804 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO DIANA L. SHAYERS RECORDED IN VOLUME 5363, PAGE 243 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, 402.99 FEET TO A FOUND 5/8" REBAR FOR CORNER;

THENCE: N 89°02'37" E, WITH THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 14.43 ACRE TRACT, 24.09 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP (STAMPED R.P.L.S. 4874 TYPICAL) FOR CORNER ON THE WEST RIGHT-OF-WAY LINE OF FARM ROAD NO. 992;

THENCE: NORTHEASTERLY, WITH THE WEST RIGHT-OF-WAY LINE OF FARM ROAD NO. 992, SAME BEING A CURVE TO THE LEFT HAVING A RADIUS OF 1522.28 FEET, A CENTRAL ANGLE OF 18°49'38", A TANGENT LENGTH OF 243.33 FEET AND AN ARC LENGTH OF 481.79 FEET TO THE POINT OF BEGINNING, CONTAINING 1.5639 ACRES OF LAND, MORE OR LESS.



FOR REVIEW
ONLY

L1	C2	C1
N 89°02'37" E	Δ = 19°49'38"	Δ = 18°20'48"
24.09'	R = 1392.28'	R = 1472.28'
	T = 243.33'	T = 237.75'
	L = 481.79'	L = 471.42'

THIS TRACT IS PARTIALLY WITHIN A DESIGNATED FLOOD PLAIN, ACCORDING TO FEDERAL INSURANCE ADMINISTRATION RATE MAP, MAP NUMBER 48037C01260, EFFECTIVE DATE OCTOBER 15, 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	SHEET NO.
			1
LYNCH SURVEYING CO., INC.			
TEXAS PERM NO. 12046000			
3406 MAGNOLIA STREET			
TEXARKANA, TEXAS 75503			
BUSINESS (940) 781-1362 FAX (940) 781-1365			
BOWIE COUNTY, TEXAS			
JOHN TISDALE SURVEY, A-587			
SURVEY FOR BATCHELOR			
Scale: 1"=100' (Noted) 2016 (Job No. 12083)			
Cmn. By: KOL Dwn. By: KOLM Cch. By: KOL			