

Property Description - Tract No. 1

All that certain tract or parcel of land being a part of the John Tisdale Headright Survey, A-567, 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. 2015-14191 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 2601, 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 657 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°20'46", 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 6669, 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 WGS-84.

Property Description - Tract No. 2

All that certain tract or parcel of land being a part of the John Tisdale Headright Survey, A-567, 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. 2015-14191 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 2601, 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 657 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 2601, 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. Shavers recorded in Volume 5363, Page 263 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 1392.28 feet, a central angle of 19°49'36", a tangent length of 243.33 feet and an arc length of 481.79 feet to the POINT OF BEGINNING, containing 1.5639