FIELD NOTES:

A TRACT OF LAND IN WILBARGER COUNTY, TEXAS OUT OF SECTION 46 OF BLOCK 12 OF THE H.&T.C. RAILROAD COMPANY SURVEY ABSTRACTS 1803 & 1672, LYING APPROXIMATELY 0.47 MILES NORTHWEST OF THE INTERSECTION OF COUNTRY ROAD 109 NORTH AND COUNTY ROAD 118 EAST, PREVIOUSLY DESCRIBED IN VOLUME 667 PAGE 416 OFFICIAL PUBLIC RECORD OF WILBARGER COUNTY ("O.P.R.W.C."), AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET AT THE SOUTHWEST CORNER OF A TRACT OF LAND DEEDED TO PATRICIA SCHUR DONGES RECORDED IN VOLUME 576 PAGE 172 O.P.R.W.C., IN THE CENTERLINE OF A 40 FOOT LANE AND IN THE MARGIN OF COUNTY ROAD 109 NORTH, BEARING NORTH 72°12'44" EAST FROM A 1/2 INCH IRON ROD SET AT THE NORTHWEST CORNER OF SAID SECTION 46 FOR THE NORTHWEST CORNER OF THIS DESCRIPTION;

THENCE NORTH 72°12'44" EAST ALONG THE SOUTH LINE OF SAID DONGES TRACT AND THE CENTERLINE OF SAID 40 FOOT LANE, AT 8314.37 FEET PASS A 6 INCH DIAMETER BOIS D'ARC FENCE CORNER POST, IN ALL A TOTAL DISTANCE OF 9280.21 FEET TO A POINT NOT SET IN THE THE WEST GRADIENT BOUNDARY LINE OF THE RED RIVER, FOR THE NORTHEAST CORNER OF THIS DESCRIPTION;

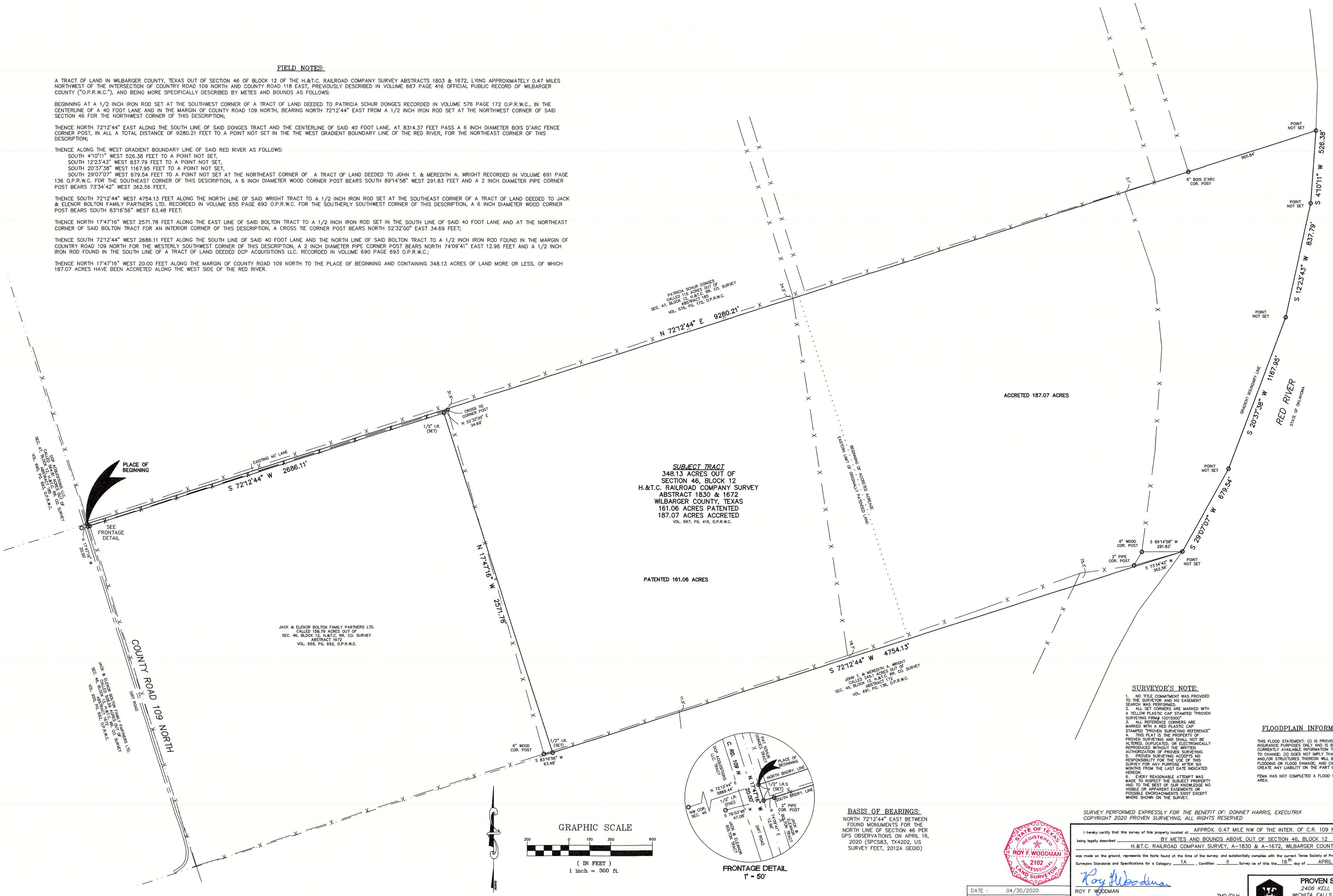
THENCE ALONG THE WEST GRADIENT BOUNDARY LINE OF SAID RED RIVER AS FOLLOWS:
SOUTH 4°10'11" WEST 526.38 FEET TO A POINT NOT SET,
SOUTH 12°23'43" WEST 837.79 FEET TO A POINT NOT SET,
SOUTH 20°37'38" WEST 1167.95 FEET TO A POINT NOT SET,
SOUTH 29°07'07" WEST 679.54 FEET TO A POINT NOT SET AT THE NORTHEAST CORNER OF A TRACT OF LAND DEEDED TO JOHN T. & MEREDITH A. WRIGHT RECORDED IN VOLUME 691 PAGE 136 O.P.R.W.C. FOR THE SOUTHEAST CORNER OF THIS DESCRIPTION, A 6 INCH DIAMETER WOOD CORNER POST BEARS SOUTH 89°14'58" WEST 291.83 FEET AND A 2 INCH DIAMETER PIPE CORNER POST BEARS 73°34'42" WEST 362.56 FEET,

THENCE SOUTH 72°12'44" WEST 4754.13 FEET ALONG THE NORTH LINE OF SAID WRIGHT TRACT TO A 1/2 INCH IRON ROD SET AT THE SOUTHEAST CORNER OF A TRACT OF LAND DEEDED TO JACK & ELENOR BOLTON FAMILY PARTNERS LTD. RECORDED IN VOLUME 655 PAGE 692 O.P.R.W.C. FOR THE SOUTHERLY SOUTHWEST CORNER OF THIS DESCRIPTION, A 6 INCH DIAMETER WOOD CORNER POST BEARS SOUTH 83°16'56" WEST 63.48 FEET;

THENCE NORTH 17°47'16" WEST 2571.78 FEET ALONG THE EAST LINE OF SAID BOLTON TRACT TO A 1/2 INCH IRON ROD SET IN THE SOUTH LINE OF SAID 40 FOOT LANE AND AT THE NORTHEAST CORNER OF SAID BOLTON TRACT FOR AN INTERIOR CORNER OF THIS DESCRIPTION, A CROSS TIE CORNER POST BEARS NORTH 52°32'00" EAST 34.69 FEET;

THENCE SOUTH 72°12'44" WEST 2686.11 FEET ALONG THE SOUTH LINE OF SAID 40 FOOT LANE AND THE NORTH LINE OF SAID BOLTON TRACT TO A 1/2 INCH IRON ROD FOUND IN THE MARGIN OF COUNTRY ROAD 109 NORTH FOR THE WESTERLY SOUTHWEST CORNER OF THIS DESCRIPTION, A 2 INCH DIAMETER PIPE CORNER POST BEARS NORTH 74°09'41" EAST 12.96 FEET AND A 1/2 INCH IRON ROD FOUND IN THE SOUTH LINE OF A TRACT OF LAND DEEDED DCP ACQUISITIONS LLC. RECORDED IN VOLUME 690 PAGE 693 O.P.R.W.C.;

THENCE NORTH 17°47'16" WEST 20.00 FEET ALONG THE MARGIN OF COUNTY ROAD 109 NORTH TO THE PLACE OF BEGINNING AND CONTAINING 348.13 ACRES OF LAND MORE OR LESS, OF WHICH 187.07 ACRES HAVE BEEN ACCRETED ALONG THE WEST SIDE OF THE RED RIVER.



SURVEYOR'S NOTE:

1. NO TITLE COMMITMENT WAS PROVIDED TO THE SURVEYOR AND NO EASEMENT SEARCH WAS PERFORMED.
2. ALL SET CORNERS ARE MARKED WITH A YELLOW PLASTIC CAP STAMPED "PROVEN SURVEYING FIRM# 10015000".
3. ALL REFERENCE CORNERS ARE MARKED WITH A RED PLASTIC CAP STAMPED "PROVEN SURVEYING REFERENCE"
4. THIS PLAT IS THE PROPERTY OF PROVEN SURVEYING AND SHALL NOT BE ALTERED, DUPLICATED, OR ELECTRONICALLY REPRODUCED WITHOUT THE WRITTEN AUTHORIZATION OF PROVEN SURVEYING.
5. PROVEN SURVEYING ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY FOR ANY PURPOSE AFTER SIX MONTHS FROM THE LAST DATE INDICATED HEREON
6. EVERY REASONABLE ATTEMPT WAS MADE TO INSPECT THE SUBJECT PROPERTY AND TO THE BEST OF OUR KNOWLEDGE NO VISIBLE OR APPARENT EASEMENTS OR POSSIBLE ENCROACHMENTS EXIST EXCEPT WHERE SHOWN ON THE SURVEY.

FLOODPLAIN INFORMATION:

THIS FLOOD STATEMENT: (I) IS PROVIDED FOR FLOOD INSURANCE PURPOSES ONLY AND IS BASED ON CURRENTLY AVAILABLE INFORMATION THAT IS SUBJECT TO CHANGE; (II) DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE; AND (III) SHALL NOT CREATE ANY LIABILITY ON THE PART OF THE SURVEYOR.

FEMA HAS NOT COMPLETED A FLOOD STUDY OF THIS AREA.

BASIS OF BEARINGS:

NORTH 72°12'44" EAST BETWEEN FOUND MONUMENTS ON THE NORTH LINE OF SECTION 46 PER GPS OBSERVATIONS ON APRIL 16, 2020 (SPCS83, TX4202, US SURVEY FEET, 2012A GEOID)

SURVEY PERFORMED EXPRESSLY FOR THE BENEFIT OF: DONNET HARRIS, EXECUTRIX
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STATE OF TEXAS REGISTERED ROY F. WOODMAN 2102 PROFESSIONAL LAND SURVEYOR

I hereby certify that this survey of this property located at APPROX. 0.47 MILE NW OF THE INTER. OF C.R. 109 N & C.R. 118 E
being legally described BY METES AND BOUNDS ABOVE OUT OF SECTION 46, BLOCK 12
H.&T.C. RAILROAD COMPANY SURVEY, A-1830 & A-1672, WILBARGER COUNTY, TEXAS
was made on the ground; represents the facts found at the time of the survey; and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey as of this the 16th day of APRIL, 2020.

ROY F WOODMAN
Registered Professional Land Surveyor No. 2102

DATE :	04/30/2020
REVISED:	05/06/2020
REF:	

200098-0

TMD/DLH
Scale: 1"= 300'

PROVEN SURVEYING
2406 KELL BOULEVARD
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(940) 322-6450
Texas Licensed Survey Firm 10015000