

PROPERTY DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE J.H. BENNETT HEADRIGHT SURVEY, A-17, BOWIE COUNTY, TEXAS AND BEING A PART OF A 185 ACRE TRACT AS DESCRIBED IN A WARRANTY DEED FROM GENEVA ESSERY AND HUSBAND, ANDREW ESSERY, LEVAL A. MEADOWS AND NOEL N. MEADOWS TO LESLIE O. MEADOWS DATED MAY 7, 1945, RECORDED IN VOLUME 218, PAGE 105 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: AT A FOUND 2" IRON PIPE CORNER AT AN EXISTING FENCE CORNER AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED 185 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF A 54.6 ACRE TRACT AS DESCRIBED IN A WARRANTY DEED TO ARCHIE BEWLEY, RECORDED IN VOLUME 172, PAGE 418 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS AND BEING ON THE EAST BOUNDARY LINE OF A 154.8 ACRE TRACT AS DESCRIBED IN A WARRANTY DEED TO ARCHIE BEWLEY, RECORDED IN VOLUME 163, PAGE 266 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS;

THENCE: N 04°10'01" W, ALONG AN EXISTING FENCE LINE, SAME BEING THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 185 ACRE TRACT, SAME BEING THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 154.8 ACRE TRACT, SAME BEING THE EAST BOUNDARY LINE OF A 200 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO LOUIS Y. TERRAL, RECORDED IN VOLUME 163, PAGE 510 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS, 3382.96 FEET TO A SET 5/8" REBAR FOR CORNER;

THENCE: N 88°38'05" E, ALONG AN EXISTING FENCE LINE, SAME BEING THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 185 ACRE TRACT, SAME BEING THE SOUTH BOUNDARY LINE OF A 50 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO J.M. BRUEBAKER, RECORDED IN VOLUME 119, PAGE 32 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS, 1295.45 FEET TO A FOUND 1/4" REBAR FOR CORNER AT AN EXISTING FENCE CORNER;

THENCE: N 87°13'27" E, ALONG AN EXISTING FENCE LINE, SAME BEING THE NORTH BOUNDARY LINE OF A 25 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO MATTIE WEST, RECORDED IN VOLUME 76, PAGE 605 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS, 686.78 FEET TO A SET 5/8" REBAR FOR CORNER AT AN EXISTING FENCE CORNER;

THENCE: S 86°43'39" E, ALONG AN EXISTING FENCE LINE, 594.29 FEET TO A SET 5/8" REBAR FOR CORNER AT AN EXISTING FENCE CORNER ON THE WEST RIGHT-OF-WAY LINE OF FARM ROAD NO. 992;

THENCE: S 04°39'00" E, WITH THE WEST RIGHT-OF-WAY LINE OF FARM ROAD NO. 992, 141.33 FEET TO A SET 5/8" REBAR FOR CORNER;

THENCE: SOUTHEASTERLY, WITH THE WEST RIGHT-OF-WAY LINE OF FARM ROAD NO. 992, SAME BEING A CURVE TO THE LEFT HAVING A RADIUS OF 2341.34 FEET, A CENTRAL ANGLE OF 10°30'47", A TANGENT LENGTH OF 215.41 FEET AND AN ARC LENGTH OF 429.60 FEET TO A SET 5/8" REBAR FOR CORNER;

THENCE: S 86°35'27" W, WITH THE NORTH BOUNDARY LINE OF A 45 ACRE TRACT AS DESCRIBED TO J.L. TUCKER AND PERMELLA TUCKER, RECORDED IN VOLUME 346, PAGE 37 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS, 469.50 FEET TO A SET 5/8" REBAR FOR CORNER AT AN EXISTING FENCE CORNER;

THENCE: S 03°05'22" E, ALONG AN EXISTING FENCE LINE, SAME BEING THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 45 ACRE TRACT, 1807.82 FEET TO A SET 5/8" REBAR FOR CORNER AT AN EXISTING FENCE CORNER;

THENCE: N 85°06'17" E, ALONG AN EXISTING FENCE LINE, SAME BEING THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 45 ACRE TRACT, 486.69 FEET TO A SET 5/8" REBAR FOR CORNER AT AN EXISTING FENCE CORNER;

THENCE: S 03°56'32" E, ALONG AN EXISTING FENCE LINE, SAME BEING THE WEST BOUNDARY LINE OF A 14.495 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO SHANA ISBELL, RECORDED IN VOLUME 1716, PAGE 291 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, 981.37 FEET TO A SET 5/8" REBAR FOR CORNER ON THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 185 ACRE TRACT;

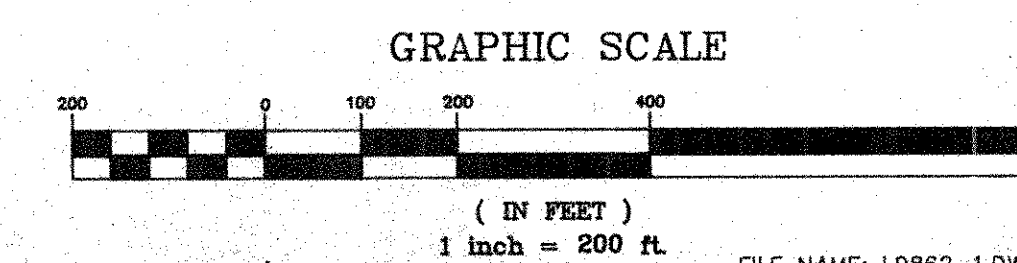
THENCE: S 86°57'19" W, WITH THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 185 ACRE TRACT, SAME BEING THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 54.6 ACRE TRACT, 2595.24 FEET TO THE POINT OF BEGINNING, CONTAINING 182.9323 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON RECORD BEARING ON THE CENTERLINE OF FARM ROAD NO. 992 ACCORDING TO THE RIGHT-OF-WAY MAP BY THE TEXAS HIGHWAY DEPARTMENT. 990

Corrected copy 060805

THIS TRACT IS PARTIALLY WITHIN A DESIGNATED FLOOD PLAIN, ACCORDING TO FEDERAL INSURANCE ADMINISTRATION RATE MAP, COMMUNITY-PANEL NO. 48194 0200 B, EFFECTIVE DATE SEPTEMBER 27, 1991.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY 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, EASEMENTS OR RIGHTS-OF-WAY, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.



REVISION				DATE	DESCRIPTION	BY	SHEET NO.
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LYNCH SURVEYING CO., INC.							BOWIE COUNTY, TEXAS
3606 MAGNOLIA STREET							J. H. BENNETT SURVEY, A-17
TEXARKANA, TEXAS 75503							SURVEY FOR MEADOWS
BUSINESS (903) 791-1392 FAX (903) 791-1395							Scale: 1"=200' Date: FEB. 2002 Job No. L9862
							Dsn. By: KDL Dwn. By: JLL Ckd. By: KDL