

CLAY COUNTY, TEXAS

LEGAL DESCRIPTION
104.38 ACRES

All that certain 104.38 acres tract or parcel of land being situated in Blocks 58 and 76 of the Wood County School Land Survey, Abstract 705, in Clay County, Texas and being a part of a called 220.58 acres tract described in a Warranty Deed With Vendor's Lien to River Creek Investments, LLC, as recorded in Vol. 136, Pg. 540 of the Official Public Records of said county and said 104.38 acres tract being described by metes and bounds, as follows:

BEGINNING at a 3/8 inch iron rod found for the most northern southwest corner, described herein, on the west line of State Highway 148 recorded in Vol. 152, Pg. 231 of the Deed Records of said county;

THENCE North 00°04'00" East, along said west line, a distance of 1,018.26 feet to a 1/2 inch iron rebar, with an aluminum cap stamped "RPLS 5210", set for the northwest corner described herein;

THENCE South 89°02'27" East, a distance of 1,704.61 feet to a 4 inch pipe fence corner found;

THENCE North 89°56'05" East, a distance of 74.39 feet to a 4 inch pipe fence corner found;

THENCE North 01°07'43" East, a distance of 4.85 feet to a 4 inch pipe fence corner found;

THENCE South 82°04'31" East, a distance of 47.65 feet to a 1/2 inch iron rebar, with an aluminum cap stamped "RPLS 5210", set for the most northern northeast corner described herein;

THENCE South 00°54'25" East, along the west line of a called 70 acres tract recorded in Vol. 341, Pg. 111 of said Deed Records, a distance of 944.82 feet to a rebar, with an aluminum cap stamped "RPLS 5210", found for the southwest corner of said 70 acres tract and an inner corner described herein;

THENCE South 89°56'20" East, along the south line of said 70 acres tract, a distance of 456.48 feet to a rebar, with an aluminum cap stamped "FRN 100465-00", found for the northeast corner of the First Tract, a called 160 acres tract recorded in Vol. 272, Pg. 388 of said Deed Records and the most southern northeast corner described herein;

THENCE South 00°08'32" West, along the west line of said First Tract, a distance of 1,989.34 feet to a rebar, with an aluminum cap stamped "FRN 100465-00", found for a southeast corner described herein and the northeast corner of a called 17 acres tract recorded in Vol. 387, Pg. 816 of said Deed Records;

THENCE South 87°22'50" West, along the north line of said 17 acres tract, a distance of 403.65 feet to a 3/8 inch iron rod found;

THENCE South 02°00'42" West, along a west line of said 17 acres tract, a distance of 65.31 feet to a 3/8 inch iron rod found;

THENCE North 87°25'10" West, along a north line of said 17 acres tract, a distance of 921.98 feet to a 3/8 inch iron rod found on the east line of a called 51.48 acres tract recorded in Bk. 14, Pg. 448 of said Deed Records;

THENCE North 01°14'20" West, along said west line, a distance of 1,998.08 feet to a 6 inch pipe fence corner found;

THENCE South 89°26'35" West, along the north line of said 51.48 acres tract and crossing said highway, a distance of 924.01 feet to the **POINT OF BEGINNING** and containing **104.38 acres** of land.

STATE OF TEXAS
COUNTY OF CLAY

I hereby certify that the above and foregoing plat represents an on the ground survey conducted in July of 2019 and is true and correct to the best of my knowledge.

Original signed and stamped in blue ink.

DATE OF SIGNATURE: July 29, 2019

Donald R. Crowley

DONALD R. CROWLEY R.P.L.S. NO. 5210

FOR CROWLEY PIPELINE & LAND SURVEYING, L.L.C.

FRN 100465-00

117 W. ARCHER

JACKSBORO, TEXAS 76458

(940) 567-2234 OFFICE

(940) 567-2155 FAX

DRAWN BY: LAJ

DATE: July 26, 2019

DWG. NO.: 104.38 ACRES.dwg

BOOK NO.: FS

TRACT NO.:

PROJECT AFE:

REVISION

104.38 ACRES

PROJECT: BELEW-RIVER CREEK INVESTMENTS

PLAT SHOWING A 104.38 ACRES TRACT

IN BLOCKS 76 AND 58 OF THE WOOD

COUNTY SCHOOL LAND SURVEY,

ABSTRACT 705, IN CLAY COUNTY,

TEXAS.

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OF

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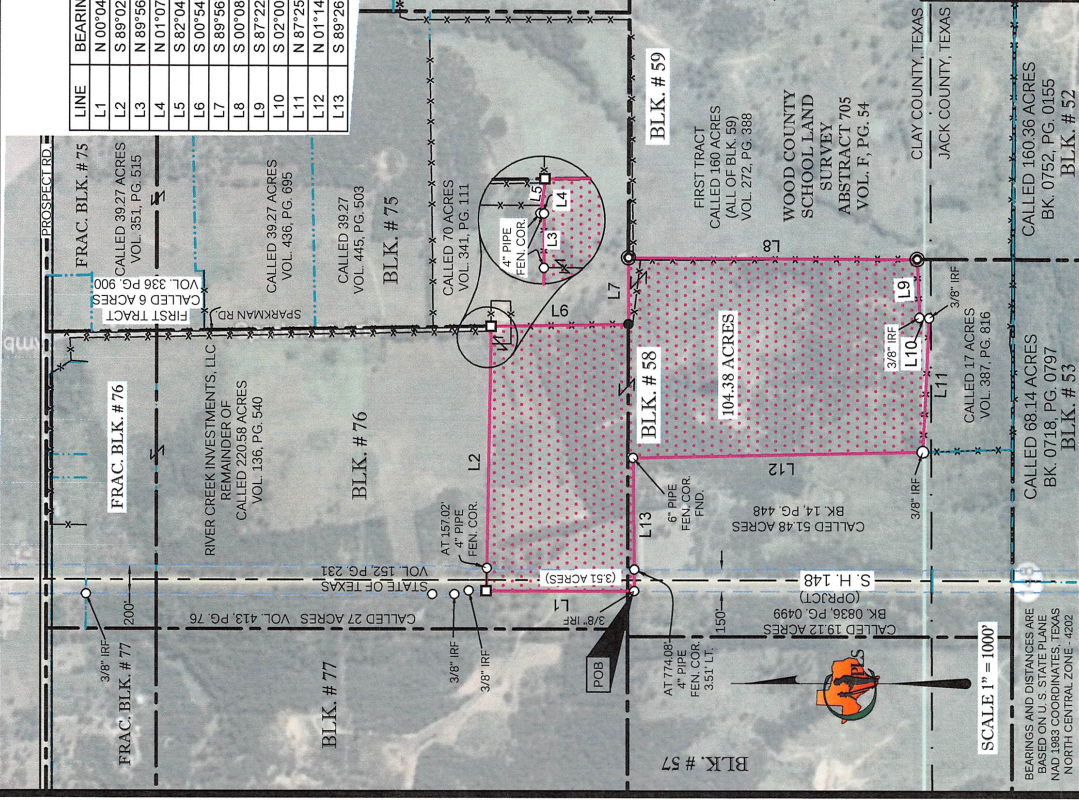


EXHIBIT "A"