

LAWSON LAND SURVEYING, L.L.C.

191 DIANNA DRIVE, GRAHAM, TX 76450

Firm No. 10128000

940-521-2465

October 5, 2023

Tract 5

FIELDNOTES

BEING 60.651 acres out of the J. Poitevent Survey, Abstract No. 1508, Young County, Texas. Said 60.651 acres also being part of the land conveyed to Ivan Investments III, LP recorded in Inst. No. 23001395 of the Official Public Records of said county. Said 60.651 acres described in metes and bounds as follows:

BEGINNING at a set stone found at the most east northeast corner of said Poitevent survey;

THENCE S 0°27'16" W 1852.07 feet with the east line of said Poitevent survey to a 3/8 inch iron rod set for corner in the southwest line of said Poitevent survey;

THENCE N 60°18'43" W 2478.79 feet with said line to a 3/8 inch iron rod set for corner;

THENCE N 13°53'42" E 280.15 feet to a 3/8 inch iron rod set for angle point;

THENCE N 3°39'33" W 338.52 feet to a 3/8 inch iron rod set for corner;

THENCE N 89°19'27" E 1215.0 feet to a 3/8 inch iron rod set at the southwest corner of the E. L. Douglass Survey, Abstract No. 2156;

THENCE N 89°59'15" E 907.51 feet with the south line of said Douglass survey to the point of beginning containing 60.651 acres more or less.

(Bearing Base NAD83)

231005


J.G. LAWSON, JR.

