

PROPERTY DESCRIPTION OF 12.53 ACRES OF LAND (TRACT 1)

BEING A 12.53 ACRE TRACT OF LAND SITUATED IN THE LEMUEL EWER SURVEY, ABSTRACT NO. 313, LAMAR COUNTY TEXAS, AND BEING A BEING A REMAINDER PORTION OF A CALLED 15.38 ACRE TRACT AS CONVEYED AND DESCRIBED IN A DEED FROM ARTHUR DAVIS AND WIFE NAOMI, TO D.C. HATCHER, JR, AND WIFE MARY E. HATCHER, AND RECORDED IN VOLUME 304, PAGE 541, OF THE DEED RECORDS OF LAMAR COUNTY, TEXAS, SAME TRACT BEING REFERENCED AS TRACT 2 IN VOLUME 876, PAGE 152, OF SAID DEED RECORDS, SAID 12.53 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND HWY CONCRETE MONUMENT LYING IN THE EASTERLY RIGHT OF WAY LINE OF F.M. 137, SAID HWY MONUMENT BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED REMAINDER TRACT COMMON WITH THE NORTHWEST WEST CORNER OF A CALLED 18.83 ACRE TRACT OF LAND AS CONVEYED AND DESCRIBED IN A DISTRIBUTION DEED BY GLEN DAVIS HATCHER, INDEPENDENT EXECUTOR OF THE ESTATE OF MARY ELLEN HATCHER TO GLEN DAVIS HATCHER, PHILIP RAY HATCHER AND DONNA MARIE HATCHER PETTY AND RECORDED IN VOLUME 1021, PAGE 201, REAL PROPERTY RECORDS, OF LAMAR COUNTY, TEXAS;

THENCE NORTH 33 DEGREES 48 MINUTES 28 SECONDS EAST, ALONG THE EAST RIGHT OF WAY LINE OF F.M. 137, A DISTANCE OF 656.37 FEET TO A FOUND TXDOT MONUMENT FOR CORNER AND AN ANGLE POINT IN SAID RIGHT OF WAY LINE;

THENCE NORTH 50 DEGREES 54 MINUTES 45 SECONDS EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 496.52 FEET TO A FOUND TXDOT ROW MONUMENT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT COMMON WITH THE WEST LINE OF THAT CERTAIN CALLED 14.497 ACRES TO THE CITY OF PARIS TEXAS, FORMERLY OWNED (NO CURRENT OWNERSHIP DISCOVERED) BY DAVID C. HOOK, JOHN I. HOOK III & MARY MELISSA HOOK AND RECORDED IN VOLUME 716, PAGE 334, REAL PROPERTY RECORDS, LAMAR COUNTY, TEXAS;

THENCE SOUTH 02 DEGREES 38 MINUTES 30 SECONDS EAST, ALONG SAID COMMON LINE A DISTANCE OF 1187.45 FEET, TO A POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT COMMON WITH THE NORTHEAST CORNER OF THE AFOREMENTIONED 18.83 ACRE TRACT;

THENCE NORTH 75 DEGREES 39 MINUTES 21 SECONDS WEST, ALONG A SOUTH LINE OF THIS TRACT, A DISTANCE OF 500.05 FEET TO AN ANGLE POINT FOR CORNER;

THENCE NORTH 57 DEGREES 35 MINUTES 18SECONDS WEST, CONTINUING ALONG A SOUTH LINE A DISTANCE OF 380.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 546,117 SQUARE FEET OR 12.53 ACRES OF LAND.

PROPERTY DESCRIPTION OF 18.83 ACRES OF LAND (TRACT 2)

BEING A CALLED 18.83 ACRE TRACT OF LAND SITUATED IN THE LEMUEL EWER SURVEY, ABSTRACT NO. 313, LAMAR COUNTY TEXAS, AS CONVEYED AND DESCRIBED IN A DISTRIBUTION DEED BY GLEN DAVIS HATCHER, INDEPENDENT EXECUTOR OF THE ESTATE OF MARY ELLEN HATCHER TO GLEN DAVIS HATCHER, PHILIP RAY HATCHER AND DONNA MARIE HATCHER PETTY RECORDED IN VOLUME 1021, PAGE 201, REAL PROPERTY RECORDS, OF LAMAR COUNTY, TEXAS. SAID 18.83 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT FOUND 1/4 INCH IRON ROD AT THE BASE OF A FENCE CORNER POST AND LYING IN THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF F.M. 137 WITH THE NORTHERLY LINE OF THE G.C. & S.F. RAILROAD CO. AND BEING THE SOUTH END OF THE CALLED 18.83 ACRE TRACT;

THENCE NORTH 33 DEGREES 19 MINUTES 22 SECONDS EAST, ALONG THE EAST RIGHT OF WAY LINE OF SAID FM 137, A DISTANCE OF 789.81 FEET TO A FOUND 5/8 IRON ROD FOR AN ANGLE POINT IN SAID RIGHT OF WAY LINE;

THENCE NORTH 30 DEGREES 30 MINUTES 56 SECONDS EAST, CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 745.76 FEET TO A FOUND TXDOT HIGHWAY MARKER WITH A CAP STAMPED "ACCESS POINT" FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED 18.83 ACRE TRACT COMMON WITH THE SOUTHWEST CORNER OF A CALLED REMAINDER TRACT, (A 12.53 ACRE TRACT) SAID REMAINDER TRACT BEING PART OF A CALLED 15.38 ACRE TRACT AS CONVEYED AND DESCRIBED IN A DEED FROM ARTHUR DAVIS AND WIFE, NAOMI DAVIS TO D.C.HATCHER, JR. AND WIFE, MARY E. HATCHER AND RECORDED IN VOLUME 302, PAGE 541, DEED RECORDS, LAMAR COUNTY, TEXAS;

THENCE SOUTH 57 DEGREES 35 MINUTES 18 SECONDS EAST, DEPARTING SAID RIGHT OF WAY AND ALONG THE COMMON LINE BETWEEN THE 18.83 ACRE TRACT AND THE SAID REMAINDER 12.53 ACRE TRACT AND GENERALLY FOLLOWING A MEANDERING FENCE AND TREE LINE, A DISTANCE OF 380.15 FEET TO AN ANGLE POINT FOR CORNER.

THENCE SOUTH 75 DEGREES 39 MINUTES 21 SECONDS EAST, CONTINUING ALONG AND GENERALLY FOLLOWING SAID MEANDERING FENCE AND TREE LINE, A DISTANCE OF 500.05 FEET TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED 18.83 ACRE TRACT COMMON WITH THE SOUTHEAST CORNER OF THE SAID REMAINDER 12.53 ACRE TRACT;

THENCE SOUTH 02 DEGREES 38 MINUTES 30 SECONDS EAST, ALONG THE EAST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 248.73 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID POINT ALSO LYING IN THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF SAID G.C. AND S.F. RAILROAD;

THENCE SOUTH 65 DEGREES 58 MINUTES 30 SECONDS WEST, ALONG THE SOUTHERLY LINE OF THIS TRACT COMMON WITH THE NORTHERLY LINE OF SAID RAILROAD AND GENERALLY FOLLOWING A FENCE LINE, A DISTANCE OF 1783.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 820,285 SQUARE FEET OR 18.83 ACRES OF LAND.

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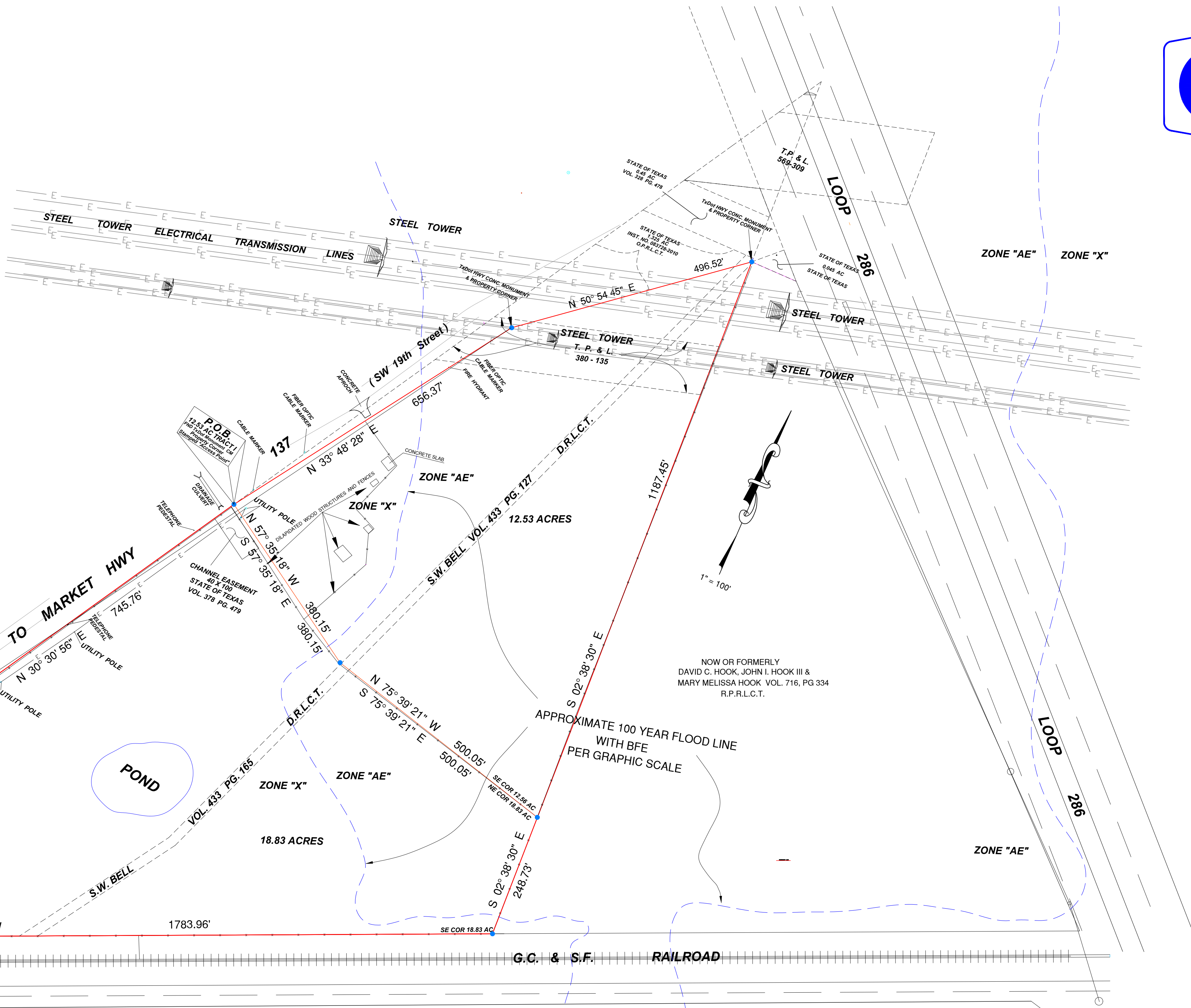
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Surveyor's Certification:
This is to certify to Quiet Ridge Ventures, LLC, Citizens State Bank, Stone Title Company, Inc. & Fidelity National Title Insurance Company, that on this date a final property survey was made on the ground, under my supervision, that the survey reflects dimensions and calls of the property location and type of improvements, there are no visible and apparent easements except as shown. A portion of the subject property does appear to lie within the limits of a 100-year flood hazard zone according to the map published by the federal emergency management agency, and has a Zone "AE," "X" rating as shown by MAP NO.4827C0315 C, dated 08/16/2011. This survey was performed with the benefit of a title commitment, therefore there may be easements or setback lines that the surveyor has not discovered or has been made aware of, and this property survey is for the exclusive use of the owner or purchaser. Surveyor gathered data of the existing property corners as located in the field and set by others and researched and discovered owners deeds depicting or referencing right of way acquisitions or land survey maps.

I do certify on this 12th day of April, 2024, that a survey was made on the ground as per the field notes shown on this survey and is true and correct according to the standards of the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements, if any.

Some of the fences are meandering and not necessarily on the boundary lines.

GF NO.: 2417385



AS TO THE 12.53 ACRE TRACT, THE EASEMENTS LISTED ON SCHEDULE B OF THE TITLE COMMITMENT:

- EASEMENT TO T.P. & L. VOL. 380, PG. 135 DOES AFFECT AS SHOWN D.R.L.C.T.
- EASEMENT TO S.W. BELL VOL. 433, PG. 127 DOES AFFECT AS SHOWN D.R.L.C.T.
- EASEMENT TO LAMAR COUNTY WATER SUPPLY VOL. 496, PG. 497 DOES AFFECT GENERAL IN NATURE D.R.L.C.T.

AS TO THE 18.83 ACRE TRACT, THE ITEMS LISTED ON SCHEDULE B OF THE TITLE COMMITMENT:

- EASEMENT TO S.W. BELL VOL. 433, PG. 165 DOES AFFECT AS SHOWN D.R.L.C.T.
- EASEMENT TO LAMAR COUNTY WATER SUPPLY VOL. 496, PG. 497 DOES AFFECT GENERAL IN NATURE D.R.L.C.T.
- EASEMENT TO THE STATE OF TEXAS (DRAINAGE CHANNEL) VOL. 328, PG. 479 DOES AFFECT AS SHOWN

