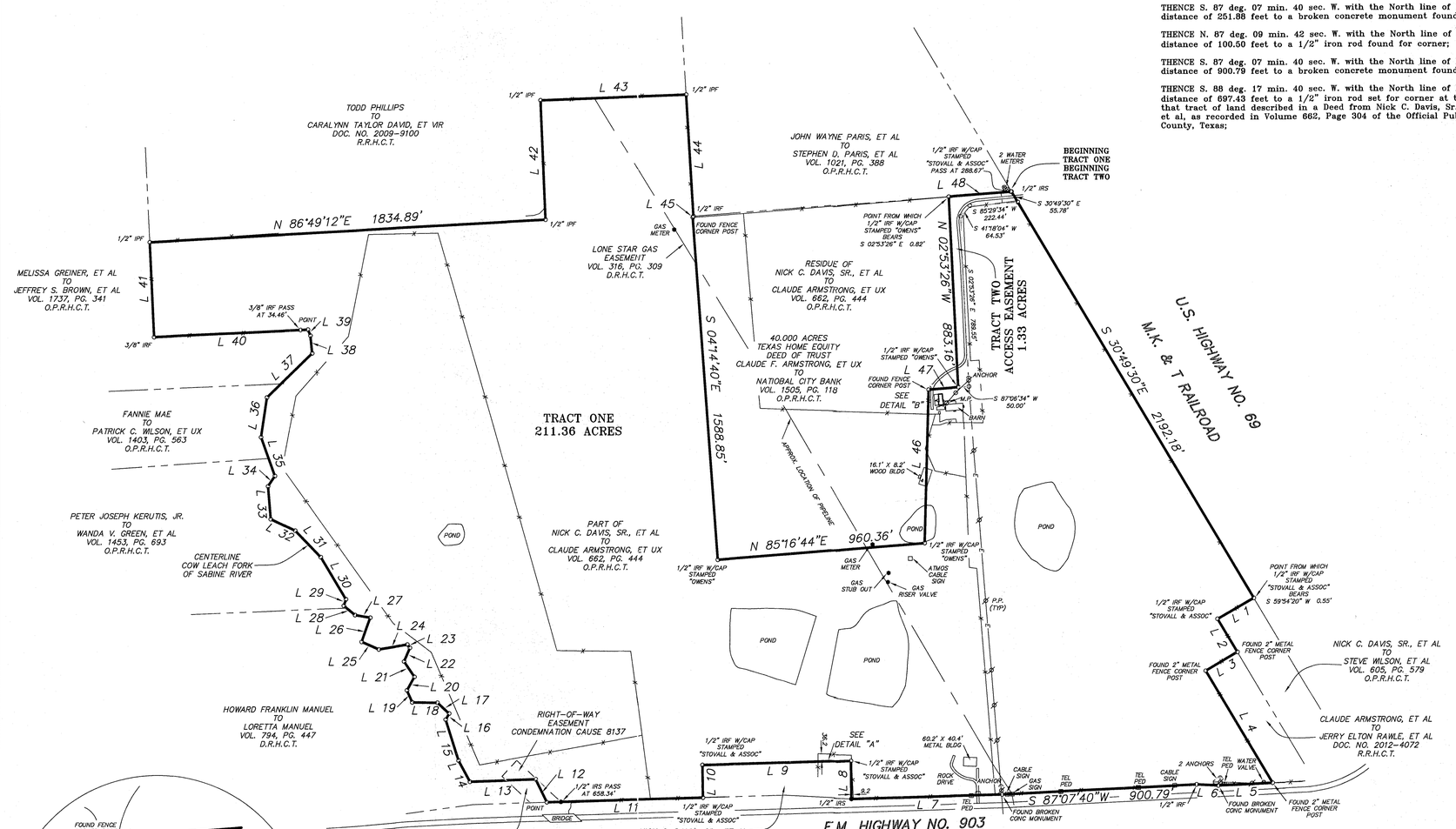
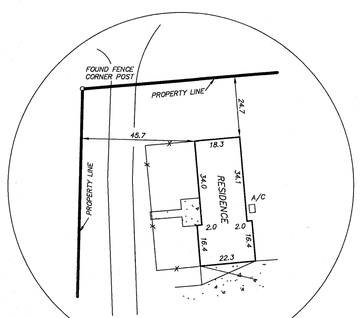
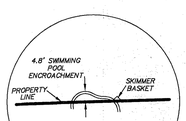
Course	Bearing	Distance
L 1	S 59°54'20" W	193.38'
L 2	S 30°51'51" E	178.18'
L 3	S 59°08'09" W	170.28'
L 4	S 30°51'51" E	604.09'
L 5	S 87°07'40" W	251.88'
L 6	N 87°09'42" W	100.50'
L 7	S 88°17'40" W	697.43'
L 8	N 00°42'42" W	176.21'
L 9	S 88°17'40" W	687.13'
L 10	S 00°42'42" E	151.20'
L 11	S 88°17'40" W	722.97'
L 12	N 25°49'10" W	118.75'
L 13	S 87°56'11" W	304.59'
L 14	N 28°17'27" W	111.49'
L 15	N 17°26'15" W	198.19'
L 16	N 29°24'32" E	32.32'
L 17	N 47°33'53" W	73.38'
L 18	N 89°09'03" W	116.86'
L 19	N 23°42'31" W	60.53'
L 20	N 28°39'49" E	71.48'
L 21	N 33°50'56" W	85.47'
L 22	N 22°49'11" E	68.54'
L 23	N 37°02'24" W	19.18'
L 24	S 80°41'54" W	133.54'
L 25	N 66°02'04" W	86.79'

L 26	N 19°34'48" E	118.14'
L 27	N 79°14'56" W	71.72'
L 28	N 50°32'56" W	67.41'
L 29	N 18°26'06" E	31.62'
L 30	N 31°03'01" W	227.10'
L 31	N 43°54'42" W	170.79'
L 32	N 64°37'38" W	125.49'
L 33	N 04°42'54" W	152.46'
L 34	N 33°09'58" E	57.55'
L 35	N 19°40'59" W	190.07'
L 36	N 08°25'35" E	186.38'
L 37	N 45°46'44" E	291.76'
L 38	N 05°47'44" W	82.50'
L 39	N 22°40'51" W	30.16'
L 40	S 87°17'18" W	713.14'
L 41	N 02°41'17" W	439.88'
L 42	N 02°25'20" W	553.35'
L 43	N 87°47'17" E	673.88'
L 44	S 03°29'42" E	564.14'
L 45	S 28°44'03" W	6.36'
L 46	N 01°24'34" E	711.00'
L 47	N 85°15'39" E	137.07'
L 48	N 85°29'34" E	291.32'







DESCRIPTION

TRACT ONE

All that certain lot, tract or parcel of land situated in the J.D. McCamant Survey, Abstract No. 774, the T.H. Dale Survey, Abstract No. 252 the W.C. Foster Survey, Abstract No. 326 and the P.H. Stepp Survey. Abstract No. 980, Hunt County, Texas, and being part of that tract of land described in a Deed from Nick C. Davis, Sr., et al, to Claude Armstrong, et ux, as recorded in Volume 662, Page 444 of the Official Public Records of Hunt County, Texas (hereinafter called Subject Tract), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set (hereinafter called 1/2" iron rod set) for corner in the Southwest line of the M.K. & T. Railroad at the most Easterly Northeast corner of the above cited Subject Tract;

THENCE S. 30 deg. 49 min. 30 sec. E. with the Southwest line of the M.K. & T. Railroad a distance of 2192.18 feet to a point for corner at the North corner of that tract of land described in a Deed from Nick C. Davis, Sr., et al, to Steve Wilson, et al, as recorded in Volume 605, Page 579 of the Official Public Records of Hunt County, Texas, from which a 1/2" iron rod with cap stamped "STOVALL & ASSOC." found (hereinafter called 1/2" iron rod with cap found) bears S. 59 deg. 54 min. 20 sec. W. a distance of 0.55 feet;

THENCE S. 59 deg. 54 min. 20 sec. W. with the Northwest line of said Wilson tract a distance of 193.38 feet to a 1/2" iron rod with cap found for corner at the West corner of said Wilson tract;

THENCE S. 30 deg. 51 min. 51 sec. E. with the Southwest line of said Wilson tract a distance of 178.18 feet to a 2" metal fence corner post in concrete found for corner at the North corner of that tract of land described in a Deed from Claude Armstrong, et al, to Jerry Elton Rawle, et al, as recorded in Document No. 2012-4072 of the Real Records of Hunt County, Texas;

THENCE S. 59 deg. 08 min. 09 sec. W. with the Northwest line of said Rawle tract and along a fence a distance of 170.28 feet to a 2" metal fence corner post in concrete found for corner at the West corner of said Rawle tract;

THENCE S. 30 deg. 51 min. 51 sec. E. with the Southwest line of said Rawle tract and along a fence a distance of 604.09 feet to a 2" metal fence corner post in concrete found for corner in the North line of F.M. Highway No. 903 at the Southwest corner of said Rawle tract;

THENCE S. 87 deg. 07 min. 40 sec. W. with the North line of F.M. Highway No. 903 a distance of 251.88 feet to a broken concrete monument found for corner;

THENCE N. 87 deg. 09 min. 42 sec. W. with the North line of F.M. Highway No. 903 a distance of 100.50 feet to a 1/2" iron rod found for corner;

THENCE S. 87 deg. 07 min. 40 sec. W. with the North line of F.M. Highway No. 903 a distance of 900.79 feet to a broken concrete monument found for corner;

THENCE S. 88 deg. 17 min. 40 sec. W. with the North line of F.M. Highway No. 903 a distance of 697.43 feet to a 1/2" iron rod set for corner at the Southeast corner of that tract of land described in a Deed from Nick C. Davis, Sr., et al, to Jeff Frasier, et al, as recorded in Volume 662, Page 304 of the Official Public Records of Hunt County, Texas;

THENCE N. 00 deg. 42 min. 42 sec. W. with the East line of said Frasier tract a distance of 176.21 feet to a 1/2" iron rod with cap found for corner at the Northeast corner of said Frasier tract;

THENCE S. 88 deg. 17 min. 40 sec. W. with the North line of said Frasier tract a distance of 687.13 feet to a 1/2" iron rod with cap found for corner at the Northwest corner of said Frasier tract;

THENCE S. 00 deg. 42 min. 42 sec. E. with the West line of said Frasier tract a distance of 151.20 feet to a 1/2" iron rod with cap found for corner in the North line of F.M. Highway No. 903 at the Southwest corner of said Frasier tract;

THENCE S. 88 deg. 17 min. 40 sec. W. with the North line of F.M. Highway No. 903, passing a 1/2" iron rod set for witness at a distance of 658.34 feet, and continuing with the North line of F.M. Highway No. 903 for a total distance of 722.97 feet to a point for corner at the intersection of the North line of F.M. Highway No. 903 with center of the Cow Leach Fork of the Sabine River, said point also being the most Southerly Southwest corner of said Subject Tract;

THENCE in a Northwesterly direction with the Southwest line of said Subject Tract and with the meanders of the Cow Leach Fork of the Sabine River the following:

N. 25 deg. 49 min. 10 sec. W. a distance of 118.75 feet;
S. 87 deg. 56 min. 11 sec. W. a distance of 304.59 feet;
N. 28 deg. 17 min. 27 sec. W. a distance of 111.49 feet;
N. 17 deg. 26 min. 15 sec. W. a distance of 198.19 feet;
N. 29 deg. 24 min. 32 sec. E. a distance of 32.32 feet;
N. 47 deg. 33 min. 53 sec. W. a distance of 73.38 feet;
N. 89 deg. 09 min. 03 sec. W. a distance of 116.86 feet;
N. 23 deg. 42 min. 31 sec. W. a distance of 60.53 feet;
N. 28 deg. 39 min. 49 sec. E. a distance of 71.48 feet;
N. 33 deg. 50 min. 56 sec. W. a distance of 85.47 feet;
N. 22 deg. 49 min. 11 sec. E. a distance of 68.54 feet;
N. 37 deg. 02 min. 24 sec. W. a distance of 19.18 feet;
S. 80 deg. 41 min. 54 sec. W. a distance of 133.54 feet;
N. 66 deg. 02 min. 04 sec. W. a distance of 86.79 feet;
N. 19 deg. 34 min. 48 sec. E. a distance of 118.14 feet;
N. 79 deg. 14 min. 56 sec. W. a distance of 71.72 feet;
N. 50 deg. 32 min. 56 sec. W. a distance of 67.41 feet;
N. 18 deg. 26 min. 06 sec. E. a distance of 31.62 feet;
N. 31 deg. 03 min. 01 sec. W. a distance of 227.10 feet;
N. 43 deg. 54 min. 42 sec. W. a distance of 170.79 feet;
N. 64 deg. 37 min. 38 sec. W. a distance of 125.49 feet;
N. 04 deg. 42 min. 54 sec. W. a distance of 152.46 feet;
N. 33 deg. 09 min. 58 sec. E. a distance of 57.55 feet;
N. 19 deg. 40 min. 59 sec. W. a distance of 190.07 feet;
N. 08 deg. 25 min. 35 sec. E. a distance of 186.38 feet;
N. 45 deg. 46 min. 44 sec. E. a distance of 291.76 feet;
N. 05 deg. 47 min. 44 sec. W. a distance of 82.50 feet;
N. 22 deg. 40 min. 51 sec. W. a distance of 30.16 feet to a point for corner at an interior corner of said Subject tract;

THENCE S. 87 deg. 17 min. 18 sec. W. with the most Westerly South line of said Subject Tract, passing a 3/8" iron rod found for witness at a distance of 34.46 feet, and continuing with the most Westerly South line of said Subject Tract for a total distance of 713.14 feet to a 3/8" iron rod found for corner at the most Westerly Southwest corner of said Subject Tract;

THENCE N. 02 deg. 41 min. 17 sec. W. with the most Westerly West line of said Subject Tract a distance of 439.88 feet to a 1/2" iron pipe found for corner at the most Westerly Northwest corner of said Subject Tract, said point also being the Southwest corner of that tract of land described in a Deed from Todd Phillips to Caralynn Taylor David, et vir, as recorded in Document No. 2009-9100 of the Real Records of Hunt County, Texas;

THENCE N. 86 deg. 49 min. 12 sec. E. with the most Westerly North line of said Subject Tract and the most Westerly South line of said David tract a distance of 1834.89 feet to a 1/2" iron pipe found for corner at an interior corner of said Subject Tract, said point also being the most Southerly Southeast corner of said David tract;

THENCE N. 02 deg. 25 min. 20 sec. W. with the most Northerly West line of said Subject Tract and the most Southerly East line of said David tract a distance of 553.35 feet to a 1/2" iron pipe found for corner at the most Northerly Northwest corner of said Subject Tract, said point also being an interior corner of said David tract;

THENCE N. 87 deg. 47 min. 17 sec. E. with the most Northerly North line of said Subject Tract and the most Easterly South line of said David tract a distance of 673.88 feet to a 1/2" iron pipe found for corner at the most Northerly Northeast corner of said Subject Tract, said point also being the most Easterly Southeast corner of said David tract;

THENCE S. 03 deg. 29 min. 42 sec. E. with the most Northerly East line of said Subject Tract a distance of 564.14 feet to a 1/2" iron rod found for corner at an interior corner of said Subject Tract;

THENCE S. 28 deg. 44 min. 03 sec. W. a distance of 6.36 feet to a fence corner post at the Northwest corner of a called 40.000 acre tract of land described in a Texas Home Equity Deed of Trust from Claude F. Armstrong, et ux, to National City Bank as recorded in Volume 1505, Page 118 of the Official Public Records of Hunt County, Texas (hereinafter called 40.000 Acre Tract);

THENCE S. 04 deg. 14 min. 40 sec. E. with the West line of said 40.000 Acre Tract a distance of 1588.85 feet to a 1/2" iron rod with cap stamped "OWENS" found for corner at the Southwest corner of said 40.000 Acre Tract;

THENCE N. 85 deg. 16 min. 44 sec. E. with the most Westerly South line of said 40.000 Acre Tract a distance of 960.36 feet to a 1/2" iron rod with cap stamped "OWENS" found for corner at the most Southerly Southeast corner of said 40.000 Acre Tract;

THENCE N. 01 deg. 24 min. 34 sec. E. with the most Southerly East line of said 40.000 Acre Tract a distance of 711.00 feet to a fence corner post found for corner at an interior corner of said 40.000 Acre Tract;

THENCE N. 85 deg. 15 min. 39 sec. E. with the most Easterly South line of said 40.000 Acre Tract a distance of 137.07 feet to a 1/2" iron rod with cap stamped "OWENS" found for corner at the most Easterly Southeast corner of said 40.000 Acre Tract;

THENCE N. 02 deg. 53 min. 26 sec. W. with the most Northerly East line of said 40.000 Acre Tract a distance of 883.16 feet to a point for corner in the most Easterly North line of said Subject Tract, from which a 1/2" iron rod with cap stamped "OWENS" found bears S. 02 deg. 53 min. 26 sec. E. a distance of 0.82 feet;

THENCE N. 85 deg. 29 min. 34 sec. E. with the most Easterly North line of said Subject Tract a distance of 291.32 feet to the POINT OF BEGINNING and containing 211.36 acres of land.

TRACT TWO – Access Easement

All that certain lot, tract or parcel of land situated in the J.D. McCamant Survey, Abstract No. 774, the T.H. Dale Survey, Abstract No. 252 and the W.C. Foster Survey, Abstract No. 326, Hunt County, Texas, and being a strip of land across that tract of land described in a Deed from Nick C. Davis, Sr., et al, to Claude Armstrong, et ux, as recorded in Volume 662, Page 444 of the Official Public Records of Hunt County, Texas (hereinafter called Subject Tract), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set (hereinafter called 1/2" iron rod set) for corner in the Southwest line of the M.K. & T. Railroad at the most Easterly Northeast corner of the above cited Subject Tract;

THENCE S. 30 deg. 49 min. 30 sec. E. with the Southwest line of the M.K. & T. Railroad a distance of 55.78 feet to a point for corner;

THENCE S. 85 deg. 29 min. 34 sec. W. a distance of 222.44 feet to a point for corner;

THENCE S. 41 deg. 18 min. 04 sec. W. a distance of 64.53 feet to a point for corner;

THENCE S. 02 deg. 53 min. 26 sec. E. a distance of 789.55 feet to a point for corner;

THENCE S. 87 deg. 06 min. 34 sec. W. a distance of 50.00 feet to a 1/2" iron rod with cap stamped "OWENS" found for corner;

THENCE N. 02 deg. 53 min. 26 sec. W. a distance of 883.16 feet to a point for corner in the most Easterly North line of said Subject Tract, from which a 1/2" iron rod with cap stamped "OWENS" found bears S. 02 deg. 53 min. 26 sec. E. a distance of 0.82 feet;

THENCE N. 85 deg. 29 min. 34 sec. E. with the most Easterly North line of said Subject Tract a distance of 291.32 feet to the POINT OF BEGINNING and containing 1.33 acres of land.

NOTES

1) BEARING SOURCE: A SOUTH LINE OF FM 903 PER TX.D.O.T. RIGHT-OF-WAY MAPS.

2) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "STOVALL & ASSOC."

3) SURVEY PREPARED WITH BENEFIT OF TITLE COMMITMENT, G.F. NO. 1386929 EFFECTIVE DATE JUNE 21, 2013.

4) "C.M." = CONTROL MONUMENT

5) THIS TRACT IS SUBJECT TO THE FOLLOWING EASEMENTS (I) VOL. 371, PG. 211 R.P.R.H.C.T. (II) VOL. 238, PG. 715 R.P.R.H.C.T. (III) VOL. 371, PG. 233 R.P.R.H.C.T. (IV) VOL. 399, PG. 10 R.P.R.H.C.T.

I, Donald S. Holder, Registered Professional Land Surveyor, State of Texas, do certify that the plat hereon was made from measurements performed on the ground, the lines and dimensions of said property being indicated by the plat, the improvements are within the boundaries of the property, set back from the property lines the distances indicated and there are NO VISIBLE EASEMENTS, ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, except as shown on the plat hereon.

STATE OF TEXAS REGISTERED DONALD S. HOLDER 5266 LAND SURVEYOR

Donald S. Holder, R.P.L.S. No. 5266

STOVALL & ASSOCIATES SURVEYORS

LEGEND

GAS METER	O.I.R.F. IRON ROD FOUND	FENCE	BRICK WALL	BOUNDARY LINE	CONCRETE
ELEC ELECTRIC METER	I.R.S. IRON ROD SET	ELEC. SERVICE	CROSS TIE WALL	ROCK WALL	ASPHALT

SCALE: 1" = 300' DATE: JULY 1, 2013
JOB NO. 100365-4 GF NO.
I.N.T. A.R. D.S.H.

P.O. BOX 202 ● GREENVILLE, TEXAS 75403 ● PHONE (903) 450-1120 ● FAX (903) 450-8373