

PROPERTY DESCRIPTION -- TRACT NO. 1

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 50 ACRE TRACT (TRACT NO. 1) AS DESCRIBED IN WARRANTY DEED FROM D.MOUZAN MANN AND WIFE, MARGARET LINDSAY MANN TO NEKOOSA PAPERS INC. DATED JULY 6, 1981, RECORDED IN VOLUME 677, PAGE 703 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: AT A FOUND 5/8" REBAR FOR CORNER AT AN EXISTING FENCE CORNER AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED 50 ACRE TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER 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, SAME BEING THE NORTHEAST CORNER OF A 54.6 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO ARCHIE BEWLEY RECORDED IN VOLUME 172, PAGE 418 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS;

THENCE: N 89°14'55" E, ALONG AN EXISTING FENCE LINE, SAME BEING THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 50 ACRE TRACT, SAME BEING THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 14.495 ACRE TRACT, 796.76 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP (STAMPED R.P.L.S. 4874 TYPICAL) FOR CORNER AT AN EXISTING FENCE CORNER ON THE WEST RIGHT-OF-WAY LINE OF FARM ROAD NO. 990;

THENCE: S 16°39'13" E, ALONG AN EXISTING FENCE LINE, SAME BEING THE WEST RIGHT-OF-WAY LINE OF FARM ROAD NO. 990, 987.32 FEET TO A FOUND 5/8" REBAR FOR CORNER AT AN EXISTING FENCE CORNER;

THENCE: N 89°35'18" W, ALONG AN EXISTING FENCE LINE, SAME BEING THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 50 ACRE TRACT, SAME BEING THE NORTH BOUNDARY LINE OF A 117 ACRE TRACT (SECOND TRACT) AND A 85.06 ACRE TRACT (FIRST TRACT) AS DESCRIBED IN WARRANTY DEED TO COY KARRH RECORDED IN VOLUME 499, PAGE 629 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS, 1067.39 FEET TO A FOUND 1/2" REBAR FOR CORNER AT AN EXISTING FENCE CORNER;

THENCE: N 00°45'29" W, ALONG AN EXISTING FENCE LINE, SAME BEING THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 50 ACRE TRACT, SAME BEING THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 54.6 ACRE TRACT, 927.87 FEET TO THE POINT OF BEGINNING, CONTAINING 20.0499 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON TRUE NORTH AS DETERMINED BY GPS (GLOBAL POSITIONING SYSTEM) ON MARCH 3, 2010.

THENCE: N 89°14'00" E, ALONG AN EXISTING FENCE LINE, SAME BEING THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 50 ACRE TRACT, SAME BEING THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 14.495 ACRE TRACT, 796.76 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP (STAMPED R.P.L.S. 4874 TYPICAL) FOR CORNER AT AN EXISTING FENCE CORNER ON THE WEST RIGHT-OF-WAY LINE OF FARM ROAD NO. 990;

THENCE: S 16°39'13" E, ALONG AN EXISTING FENCE LINE, SAME BEING THE WEST RIGHT-OF-WAY LINE OF FARM ROAD NO. 990, 987.32 FEET TO A FOUND 5/8" REBAR FOR CORNER AT AN EXISTING FENCE CORNER;

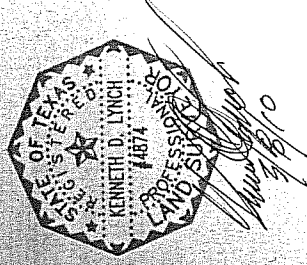
THENCE: N 89°35'18" W, ALONG AN EXISTING FENCE LINE, SAME BEING THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 50 ACRE TRACT, SAME BEING THE NORTH BOUNDARY LINE OF A 117 ACRE TRACT (SECOND TRACT) AND A 85.06 ACRE TRACT (FIRST TRACT) AS DESCRIBED IN WARRANTY DEED TO COY KARRH RECORDED IN VOLUME 499, PAGE 629 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS, 1067.39 FEET TO A FOUND 1/2" REBAR FOR CORNER AT AN EXISTING FENCE CORNER;

THENCE: N 00°45'29" W, ALONG AN EXISTING FENCE LINE, SAME BEING THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 50 ACRE TRACT, SAME BEING THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 54.6 ACRE TRACT, 927.87 FEET TO THE POINT OF BEGINNING, CONTAINING 20.0499 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON TRUE NORTH AS DETERMINED BY GPS (GLOBAL POSITIONING SYSTEM) ON MARCH 3, 2010.

THIS TRACT IS WITHIN A DESIGNATED FLOOD PLAIN, ACCORDING TO FEDERAL INSURANCE ADMINISTRATION RATE MAP, COMMUNITY-PANEL NO. 481194 0200 B, EFFECTIVE DATE SEPTEMBER 27, 1991.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS 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, VISIBLE EASEMENTS OR RIGHTS-OF-WAY (ALL EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN IF TITLE COMMITMENT WAS PROVIDED PRIOR TO FIELD WORK), EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY.



ING COMPANY, INC. ALL PLATS ARE DATE OF ORIGINAL SIGNATURE ON PLAT. IS WITHOUT EXPRESS WRITTEN CONSENT. ORIGINAL CLIENT FOR ONE YEAR. LYNCH WILL NOT BE RESPONSIBLE FOR ANY USE WHICH IT WAS ORIGINALLY CREATED.

GRAPHIC SCALE



(IN FEET)
inch = 100 ft

FILE NAME: 11676-2.DWG

REVISION	DATE	DESCRIPTION	BY

SHEET NO. **2**

LYNCH SURVEYING CO., INC.

3606 MAGNOLIA STREET
TEXARKANA, TEXAS 75503
BUSINESS (903) 791-1392 FAX (903) 791-1395

BOWIE COUNTY, TEXAS
J. H. BENNETT SURVEY, A-17
SURVEY FOR COVINGTON

Scale: 1" = 100'
Dsn. By: KDL
Date: MAR, 2010
Job No. 11676
Dwn. By: RWB
Ckd. By: KDL

17/07/291
NANA ISBELL
1.485 AC.±

382/311
CHANNEL EASEMENT
1.63 AC.±

796.76'

BARBED WIRE FENCE

SET 5/8" REBAR

62.65'

BRIDGE

ROW

S 16°39'13" E

RIGHT-OF-WAY

FARM ROAD NO. 990

ASPHALT ROAD

987.32'

BARBED WIRE FENCE

62.84'

FIND 5/8" REBAR

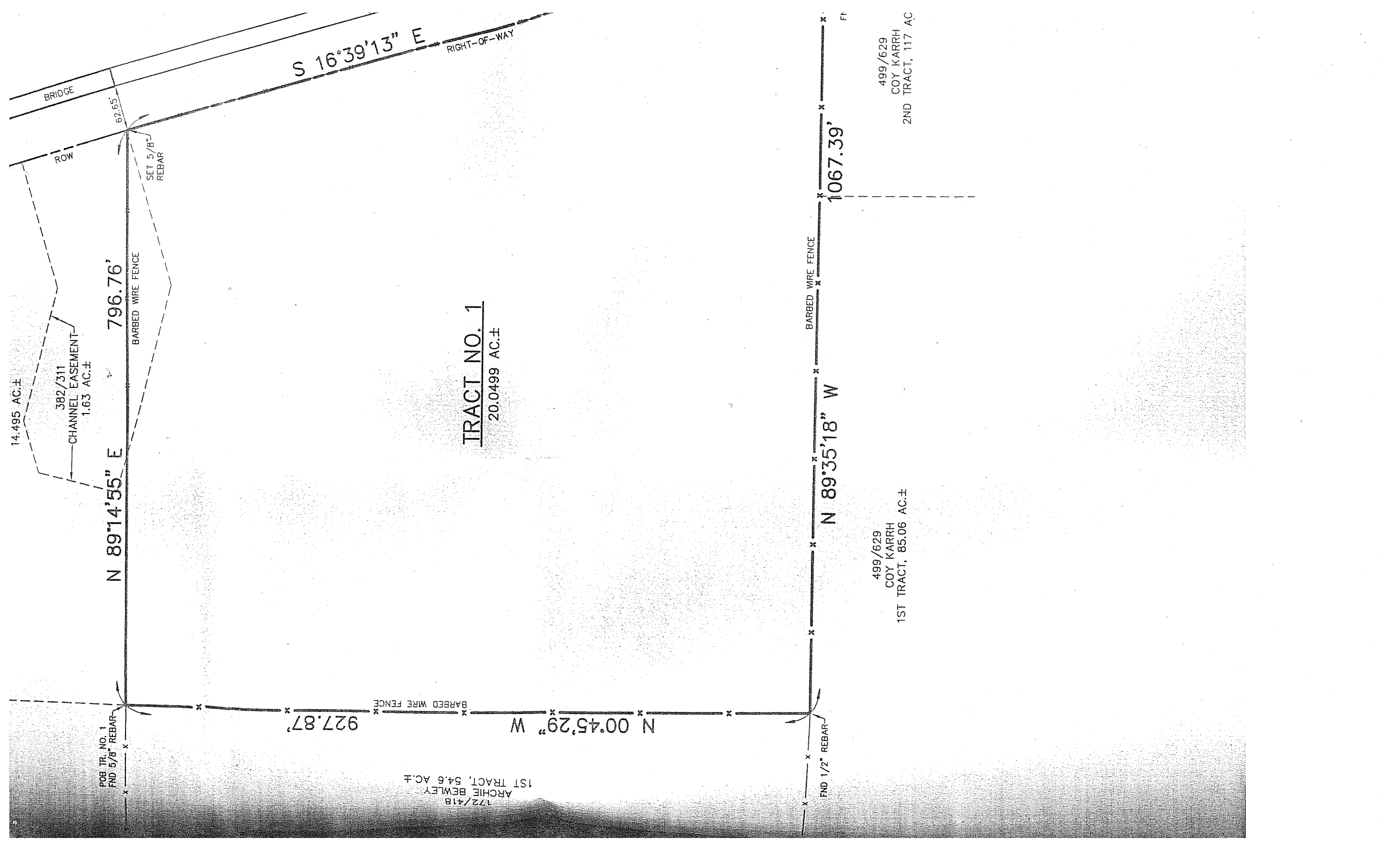
499/629
COY KARRH
2ND TRACT, 117 AC.±

1067.39'

BARBED WIRE FENCE

5'18" W

TRACT NO. 1
20.0499 AC.±



PROPERTY DESCRIPTION - TRACT NO. 1

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 50 ACRE TRACT (TRACT NO. 1) AS DESCRIBED IN WARRANTY DEED FROM DAMOUZAN MANN AND WIFE, MARGARET LINDSAY MANN TO NEKOOSA PAPERS INC. DATED JULY 6, 1981, RECORDED IN VOLUME 677, PAGE 703 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: AT A FOUND 5/8" REBAR FOR CORNER AT AN EXISTING FENCE CORNER AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED 50 ACRE TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER 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, SAME BEING THE NORTHEAST CORNER OF A 54.6 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO ARCHIE BEWLEY RECORDED IN VOLUME 172, PAGE 418 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS;

THENCE: N 89°14'55" E, ALONG AN EXISTING FENCE LINE, SAME BEING THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 50 ACRE TRACT, SAME BEING THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 14.495 ACRE TRACT, 796.76 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP (STAMPED R.P.L.S. 4874 TYPICAL) FOR CORNER AT AN EXISTING FENCE CORNER ON THE WEST RIGHT-OF-WAY LINE OF FARM ROAD NO. 990;

THENCE: S 16°39'13" E, ALONG AN EXISTING FENCE LINE, SAME BEING THE WEST RIGHT-OF-WAY LINE OF FARM ROAD NO. 990, 987.32 FEET TO A FOUND 5/8" REBAR FOR CORNER AT AN EXISTING FENCE CORNER;

THENCE: N 89°35'18" W, ALONG AN EXISTING FENCE LINE, SAME BEING THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 50 ACRE TRACT, SAME BEING THE NORTH BOUNDARY LINE OF A 117 ACRE TRACT (SECOND TRACT) AND A 85.06 ACRE TRACT (FIRST TRACT) AS DESCRIBED IN WARRANTY DEED TO COY KARRH RECORDED IN VOLUME 499, PAGE 629 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS, 1067.39 FEET TO A FOUND 1/2" REBAR FOR CORNER AT AN EXISTING FENCE CORNER;

THENCE: N 00°45'29" W, ALONG AN EXISTING FENCE LINE, SAME BEING THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 50 ACRE TRACT, SAME BEING THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 54.6 ACRE TRACT, 927.87 FEET TO THE POINT OF BEGINNING, CONTAINING 20.0499 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON TRUE NORTH AS DETERMINED BY GPS (GLOBAL POSITIONING SYSTEM) ON MARCH 3, 2010.

