

RUPAR & ASSOCIATES, PLLC  
 Surveying & Mapping  
 P.O. BOX 5445 409 S. MAIN  
 QUETTMAN, TX 75783  
 803-763-2949 FAX 803-763-2019

**E. E. HAMILTON SURVEY  
 A-266  
 WOOD COUNTY, TEXAS**

CALLED 179.867 ACRES (136.849 AC. L&E 6.918 AC.)  
 MELISSA TILL  
 TO  
 ROBERT TILL  
 #2019-0001394 08-03-2013

CALLER 15.000 ACRES "TRACT ONE"  
 BETTY ANN BERRY, EXECUTOR  
 FOR THE ESTATE OF J. BERRYMAN  
 ROBERT PAUL SMITH  
 #2019-0001394

CALLER 15.000 ACRES "TRACT ONE"  
 DENNA LEX LUTTRELL  
 TO  
 SITTODIN FARMAL INC.  
 #2016-0000748 07-11-2016

**J. J. DE LAS REYES SURVEY  
 A-483  
 WOOD COUNTY, TEXAS**

**182.894 ACRES**

CALLER 369.594 ACRES SUBSTITUTE TRUSTEE'S DEED  
 JACK M. KUYKENDALL, SUBSTITUTE TRUSTEE  
 TO  
 BBVA USA  
 #2019-0001394 11-05-2019

**A. YARBROUGH SURVEY  
 A-663  
 WOOD COUNTY, TEXAS**

CALLER 98.270 ACRES  
 JENNIFER MILES ROSENBERG, INDEPENDENT ADMINISTRATION  
 TO  
 JENNIFER MILES ROSENBERG, INDEPENDENT ADMINISTRATION  
 #2019-0000952

**J. BALDWIN SURVEY  
 A-57  
 WOOD COUNTY, TEXAS**

CALLER 49.054 ACRES "TRACT ONE"  
 JONAS D. PENIX et al  
 TO  
 WILLIAM E. JAMES et al BARBARA  
 #2019-0001394 05-09-2019

**186.643 ACRES**

**P. TIDWELL SURVEY  
 A-581  
 WOOD COUNTY, TEXAS**

**C. M. STRAILEY SURVEY  
 A-547  
 WOOD COUNTY, TEXAS**

**CHARLES WHITE SURVEY  
 A-621  
 WOOD COUNTY, TEXAS**

We, Rupar & Associates PLLC, do hereby certify that this plat was prepared from an actual survey made on the ground under our supervision during the month of February, 2016.

There are no discrepancies, apparent conflicts, shortages in area, visible boundary line conflicts, encroachments, or overlapping of improvements, no visible encroachments or rights-of-way, except as shown hereon.

The improvements on this tract do not lie within the limits of a "Special Flood Hazard Area" as defined by FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 481025 0300 C, effective date September 30, 2010.

**PLAT SHOWING SURVEY & DIVISION OF BBVA USA TRACT**

NOTE: BEARINGS AS SHOWN HEREON ARE "TRUE BEARINGS" AS DETERMINED BY SOLAR OBSERVATION FROM SEE "FIELD NOTES 182.894 ACRES" & "FIELD NOTES 186.643 ACRES" WORKSHEET OF P&M 04 TX HEREWITH FOR A WRITTEN DESCRIPTION OF THE ABOVE TRACT.

RUPAR & ASSOCIATES, PLLC  
 Surveying & Mapping  
 409 S. Main, Quettman, TX 75783  
 DATE: 04-29-2020 SCALE: AS NOTED 1/40000

*[Signature]*  
 BRUCE W. RUPAR, DLS 5791



## Rupar & Associates, PLLC

Surveying & Mapping  
409 S. Main P. O. BOX 1412  
QUITMAN, TEXAS 75783  
TELE 903-763-2949 FAX 903-763-2019

FIELD NOTES 182.894 ACRES  
J. J. De Las REYES SURVEY, A-483  
P. TIDWELL SURVEY, A-581  
WOOD COUNTY, TEXAS  
(BBVA USA W20550)

BEING all of that certain lot, tract, or parcel of land situated in the J. J. De Las Reyes Survey, Abstract No. 483, Wood County, Texas, and in the P. Tidwell Survey, Abstract No. 581, Wood County, Texas, and being a part of a called 369.594 acre tract of land described in a Substitute Trustee's Deed from Jack M. Kuykendall, Substitute Trustee, to BBVA USA, dated November 05, 2019, as shown of record in Instrument No. 2019-00011394, Real Property Records, Wood County, Texas, said lot, tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found at the Northeast corner of said 369.594 acre tract and at the occupied Northeast corner of said De Las Reyes Survey, same being the occupied Southeast corner of the E. E. Hamilton Survey, Abstract No. 266, Wood County, Texas and being in the West line of the C. White Survey, Abstract No. 622, Wood County, Texas;

THENCE S 01° 16' 58" E, along the northerly East line of said 369.594 acre tract and along the East line of said De Las Reye Survey, at approximately 205 feet passing through the occupied Southwest corner of said White Survey and the occupied northerly Northwest corner of the C. White Survey, Abstract No. 621, Wood County, Texas, continuing along same bearing, in all a total distance of 1821.88 feet to a 1/2 inch iron rod found at the easterly Southeast corner of said 369.594 acre tract, same being the Southeast corner of said De Las Reyes Survey and a re-entrant corner of said second mentioned White Survey;

THENCE S 88° 30' 52" W, along the easterly South line of said 369.594 acre tract, a distance of 142.81 feet to a re-entrant corner of said 369.594 acre tract, same being the Northeast corner of said Tidwell Survey and the westerly Northwest corner of said second mentioned White Survey;

THENCE S 01° 09' 15" E, along the southerly East line of said 369.594 acre tract, a distance of 325.13 feet to a 1/2 inch iron rod found for a corner, and being N 00° 15' 32" W, a distance of 3557.30 feet from a 1/2 inch iron rod found at the southerly Southeast corner of said 369.594 acre tract;

THENCE S 89° 51' 27" W, across said 369.594 acre tract, a distance of 2515.02 feet to a 1/2 inch iron rod found at a re-entrant corner of said 369.594 acre tract and at the Northeast corner of a called 58.270 acre tract of land described in a Deed from Jennifer Miles Rosenborough, Independent Administrator to Jennifer Miles Rosenborough, dated January 25, 2018, as shown of record in Instrument No. 2018-00000982, Real Property Records, Wood County, Texas;

THENCE S 89° 51' 37" W, along the most northerly South line of said 369.594 acre tract, a distance of 1313.21 feet to the most northerly Southwest corner of said 369.594 acre tract and the Northeast corner of said 58.270 acre tract, same being in the West line of said Tidwell Survey, in the East line of the J. Baldwin Survey, Abstract No. 57, Wood County, Texas, and being in or near the centerline of Wood County Road No. 3250, a 1/2 inch iron rod found for a reference marker bears N 89° 51' 37" E, a distance of 25.00 feet;

THENCE N 00° 12' 51" E, along the most westerly West line of said 369.594 acre tract, same being along the West line of said Tidwell Survey and being generally along and through the centerline of said County road, at approximately 325 feet passing through the Northwest corner of said Tidwell Survey and the Southwest corner of said De Las Reyes Survey, continuing along same bearing, in all, a total distance of 1692.43 feet to the westerly Northwest corner of said 369.594 acre tract and the Southwest corner of a called 10.00 acre tract of land described as "Tract One" in a Deed from Debra Lea Luttrell to Stitchin' Heaven, Inc. dated July 13, 2016, as shown of record in Instrument No. 2016-00007248, Real Property Records, Wood County, Texas, a 1/2 inch iron rod found for a reference marker bears S 89° 53' 13" E, a distance of 24.96 feet;



**Rupar & Associates, PLLC**

Surveying & Mapping  
409 S. Main P. O. BOX 1412  
QUITMAN, TEXAS 75783  
TELE 903-763-2949 FAX 903-763-2019

FIELD NOTES 182.894 ACRES  
J. J. De Las REYES SURVEY, A-483  
P. TIDWELL SURVEY, A-581  
WOOD COUNTY, TEXAS  
(BBVA USA W20550)

Page 2 of 2

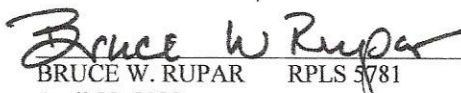
THENCE S 89° 53' 13" E, along a North line of said 369.594 acre tract, a distance of 967.77 feet to a 1/2 inch iron rod found at a re-entrant corner of said 369.594 acre tract and at the Southeast corner of said 10.00 acre tract;

THENCE N 00° 15' 22" E, along the most northerly West line of said 369.594 acre tract, a distance of 450.15 feet to a 1/2 inch iron rod found at the northerly Northwest corner of said 369.594 acre tract and the Northeast corner of said 10.00 acre tract, same being in the North line of said De Las Reyes Survey, and in the South line of said Hamilton Survey;

THENCE S 89° 55' 04" E, along the most northerly North line of said 369.594 acre tract, a distance of 256.13 feet to a 1/2 inch iron rod found at the Southeast corner of a called 52.25 acre tract of land described in a Deed from Sammie H. Wright to Gene Cameron, dated December 04, 1974, as shown of record in Volume 690, Page 706, Deed Records, Wood County, Texas;

THENCE N 89° 35' 16" E, continuing along the most northerly North line of said 369.594 acre tract, a distance of 2691.47 feet to the POINT OF BEGINNING and containing 182.894 acres of land, of which approximately 154.36 acres lie within said De Las Reyes Survey and approximately 28.53 acres lie within said Tidwell Survey, additionally, approximately 0.97 acres lie within said County Road.

WE, RUPAR & ASSOCIATES, PLLC, DO HEREBY CERTIFY THAT THESE FIELD NOTES WERE PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER OUR SUPERVISION DURING THE MONTH OF APRIL, 2020.

  
BRUCE W. RUPAR RPLS 5781  
April 29, 2020



Note: See "PLAT SHOWING SURVEY & DIVISION OF BBVA USA TRACT" W20550 of even date herewith.

Bearings as shown hereon are "True Bearings" as determined by Solar Observation.

W20550-2/RAFN2

**Rupar & Associates, PLLC**  
Surveying & Mapping  
409 S. Main P. O. BOX 1412  
QUITMAN, TEXAS 75783  
TELE 903-763-2949 FAX 903-763-2019

FIELD NOTES 186.643 ACRES  
P. TIDWELL SURVEY, A-581  
WOOD COUNTY, TEXAS  
(BBVA USA W20550)

BEING all of that certain lot, tract, or parcel of land situated in the P. Tidwell Survey, Abstract No. 581, Wood County, Texas, and being a part of a called 369.594 acre tract of land described in a Substitute Trustee's Deed from Jack M. Kuykendall, Substitute Trustee, to BBVA USA, dated November 05, 2019, as shown of record in Instrument No. 2019-00011394, Real Property Records, Wood County, Texas, said lot, tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the southerly East line of said 369.594 acre tract, and being S 01° 16' 58" E, a distance of 1821.88 feet, S 88° 30' 52" W, a distance of 142.81 feet, and S 01° 09' 15" E, a distance of 325.13 feet from a 3/8 inch iron rod found at the Northeast corner of said 396.594 acre tract, same being in the East line of said Tidwell Survey and in the southerly West line of the C. White Survey, Abstract No. 621, Wood County, Texas;

THENCE S 00° 15' 32" E, along the southerly East line of said 369.594 acre tract, a distance of 3457.30 feet to a 1/2 inch iron rod found at a fence intersection post at the Southeast corner of said 369.594 acre tract and the Southeast corner of said Tidwell Survey, same being Southwest corner of said White Survey and being in the North line of the C. M. Strailey Survey, Abstract No. 547, Wood County, Texas;

THENCE N 89° 45' 14" W, along the most southerly South line of said 369.594 acre tract and along the South line of said Tidwell Survey, a distance of 385.58 feet to a 1/2 inch iron rod found at a fence intersection post;

THENCE S 89° 24' 57" W, continuing along the most southerly South line of said 369.594 acre tract and along the South line of said Tidwell Survey, a distance of 885.45 feet to the most southerly Southwest corner of said 369.594 acre tract, and being in or near the centerline of Texas Farm Road No. 778, a 1/2 inch iron rod found for a reference marker bears N 89° 24' 57" E, a distance of 55.63 feet;

THENCE Northwesterly, along the Southwest line of said 369.594 acre tract and generally along and through the centerline of said Farm Road, same being along a curve to the left having a central angle of 06° 33' 09", a radius of 1432.20 feet, a long chord distance of 163.70 feet, a long chord bearing of N 48° 39' 29" W, an arc length of 163.79 feet to a point of tangency, a 1/2 inch iron rod found for a reference marker bears N 37° 50' 02" E, a distance of 40.00 feet;

THENCE N 52° 09' 58" W, continuing along the Southwest line of said 369.594 acre tract, and generally along and through the centerline of said Farm Road, a distance of 2591.19 feet to the most southerly Northwest corner of said 369.594 acre tract and the southerly Southwest corner of a called 58.270 acre tract of land described in a Deed from Jennifer Miles Rosenborough, Independent Administrator, to Jennifer Miles Rosenborough, dated January 25, 2018, as shown of record in Instrument No. 2018-00000982, Real Property Records, Wood County, Texas, a 1/2 inch iron rod found for a reference marker bears N 89° 20' 02" E, a distance of 64.26 feet;

THENCE N 89° 20' 02" E, along the most southerly North line of said 369.594 acre tract, a distance of 1241.33 feet to a 1/2 inch iron rod found at a re-entrant corner of said 369.594 acre tract and the Southeast corner of said 58.270 acre tract;

**Rupar & Associates, PLLC**  
Surveying & Mapping  
409 S. Main P. O. BOX 1412  
QUITMAN, TEXAS 75783  
TELE 903-763-2949 FAX 903-763-2019

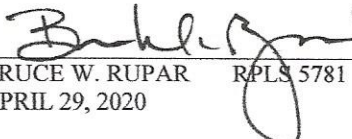
FIELD NOTES 186.643 ACRES  
P. TIDWELL SURVEY, A-581  
WOOD COUNTY, TEXAS  
(BBVA USA W20550)


Page 2 of 2

THENCE N 10° 44' 51" W, along a West line of said 369.594 acre tract, a distance of 1777.64 feet to a 1/2 inch iron rod found at a re-entrant corner of said 369.594 acre tract and at the Northeast corner of said 58.270 acre tract;

THENCE N 89° 51' 27" E, across said 369.594 acre tract, a distance of 2515.02 feet to the POINT OF BEGINNING and containing 186.643 acres of land, of which approximately 2.53 acres lie within said Farm Road.

WE, RUPAR & ASSOCIATES, PLLC, DO HEREBY CERTIFY THAT THESE FIELD NOTES WERE PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER OUR SUPERVISION DURING THE MONTH OF APRIL, 2020.

  
BRUCE W. RUPAR RPLS 5781  
APRIL 29, 2020



Note: See "PLAT SHOWING SURVEY & DIVISION OF BBVA USA TRACT" W20550 of even date herewith.

Bearings as shown hereon are "True Bearings" as determined by Solar Observation.

W20550-3/RAFN2