

Land Boundary Survey

1402.17 acres out of Sections 3, 4, & 5, Block 1, J. Poitevent Survey, Hall County, Texas

LEGAL DESCRIPTION

A 1402.17 acre tract of land out of Sections 3, 4, & 5, Block 1, J. Poitevent Survey, Hall County, Texas, and being all of a 176 acre tract of land, a 485.40 acre tract of land, & a 585 acre tract of land described in Volume 297, Page 258, Official Public Records of Hall County, Texas, said 1402.17 acre tract of land being described by metes and bounds as follows;

BEGINNING at a 1/2" rebar with cap found in the west line of said Section 3, whence a 1/2" rebar with cap found in the West line of said Section 3 bears N 01°28'51" W -BASE BEARING- (bearings and distances contained herein are relative to Texas State Plane North zone NAD 83) 5881.58 feet;

THENCE N 44°10'56" E, 455.08 feet to a 1/2" rebar with cap found;

THENCE N 30°18'58" E, 3792.40 feet to a 1/2" rebar with cap found;

THENCE N 66°39'34" E, at 314.27 feet pass the East line of said Section 3, continue for a total distance of 1081.00 feet to a 1/2" rebar with cap found;

THENCE N 52°07'55" E, 2423.22 feet to a 1/2" rebar with cap found in the West line of said Section 5;

THENCE N 01°34'07" W, 1964.53 feet along the West line of said Section 5 to a point on the South low bank and vegetation line of the Prairie Dog Fork of the Red River;

THENCE along said South low bank and vegetation line to angle points as follows;

- S 53°28'55" E, 241.48 feet to an angle point;
- S 61°35'20" E, 405.38 feet to an angle point;
- S 69°40'15" E, 1785.04 feet to an angle point;
- N 82°42'48" E, 372.50 feet to a point in the East line of said Section 5;

THENCE S 01°34'07" E with the East line of Said Section 5, at 728.83 feet pass an 1 1/2" iron pipe found, at 9573.62 feet pass an 1 1/2" iron pipe found, continue for a total distance of 11098.90 feet to a point at the intersection of the East line of said Section 5 and a fence on the South bank of the Little Red River;

THENCE with the meanders of the South bank of said Little Red River to angle points as follows:

- S 76°46'27" W, 2366.45 feet to an angle point;
- S 72°11'27" W, 260.87 feet to a point in the West line of said Section 5;

THENCE N 01°34'07" W, 2526.75 feet along the West line of said Section 5 to a point in the center of said Little Red River;

THENCE with the meanders of the center of said Little Red River to angle points as follows;

- S 57°00'34" W, 1617.08 feet to an angle point;
- N 81°20'56" W, 661.24 feet to an angle point;
- N 60°30'00" W, 747.22 feet to an angle point in the West line of said Section 4;
- N 54°40'34" W, 1149.75 feet to an angle point;
- N 51°01'52" W, 2233.29 feet to a point in the West line of said Section 3;

THENCE N 01°28'51" W, 964.03 feet with the West line of said Section 3 to the **POINT OF BEGINNING** of this tract of land;

Said Tract of land contains a computed area of 1402.17 acres of land as described.



NOTES

- 1) This plat was prepared for the specific purpose indicated hereon. Reliance upon or use of this plat for other purposes is strictly prohibited.
- 2) The arrangements depicted hereon are the sole property of Davis Geomatics, LLC and may not be reproduced in any form without written permission. Copyright © 2021 by Davis Geomatics, LLC. All rights reserved.
- 3) Bearings and distances along property lines are shown as measured. Bearings and distances are relative NAD 83 State Plane Coordinate System Texas North zone.
- 4) No abstracting concerning easements that may affect the subject property was performed by this surveyor. This survey was performed without the benefit of a current title commitment.

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS,
 COUNTY OF POTTER § that I, J. D. Davis, Registered Professional
 Land Surveyor, do hereby certify that I did
 cause to be surveyed on the ground the tract of land shown on this plat, and to
 the best of my knowledge and belief, the said description is true and correct.

IN WITNESS THEREOF, my hand and seal.

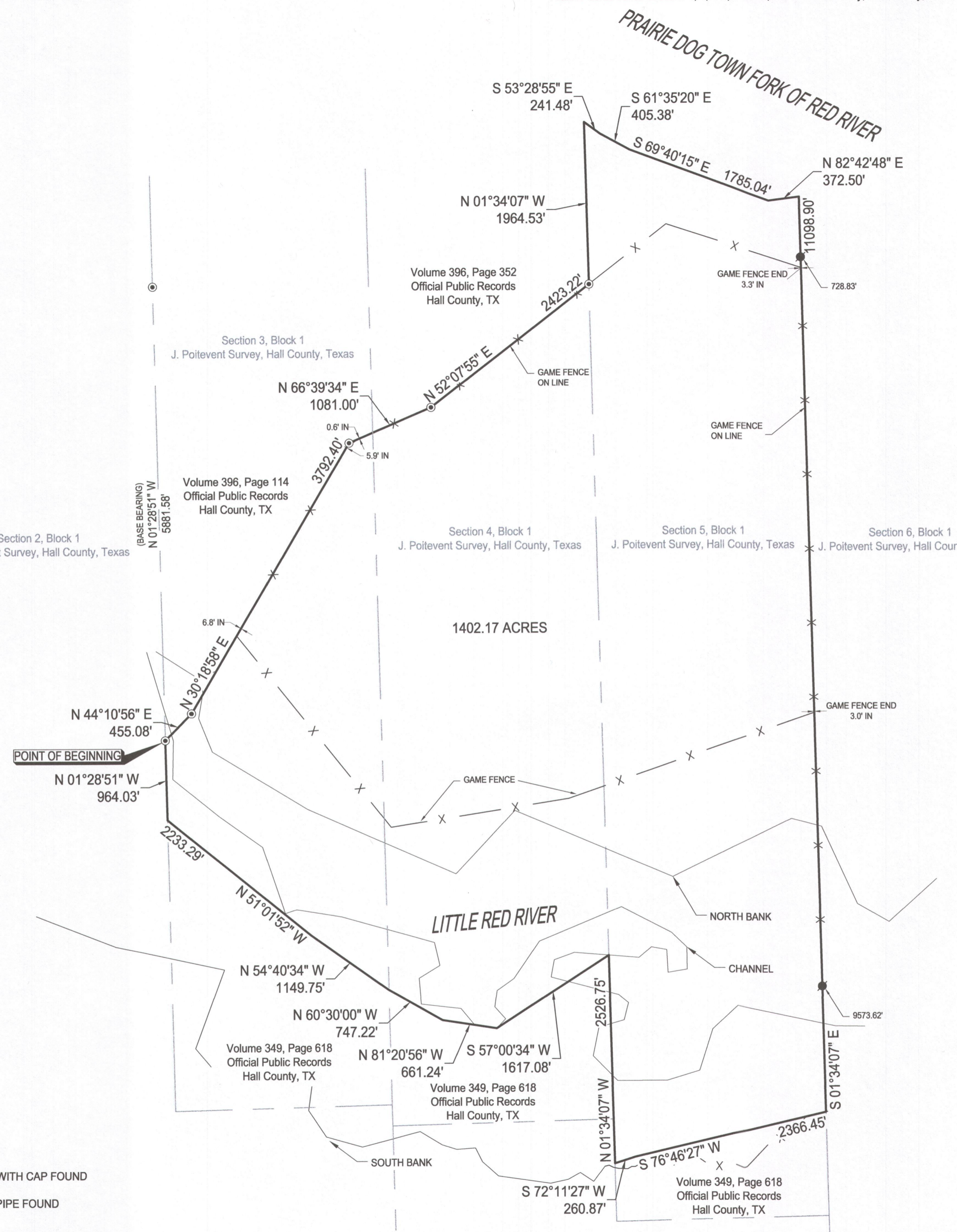
J.D. Davis
 Registered Professional Land Surveyor
 Texas Registration Number 5626
 Amarillo, Texas

DAVIS GEOMATICS, LLC

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DRAWN BY: C. Bradford DATE: 09-29-2021 FILE NO.: 2109094
 SCALE: 1" = 1000'



LEGEND

- ⊙ 1/2" REBAR WITH CAP FOUND
- 1 1/2" IRON PIPE FOUND



SCALE: 1" = 1000'
 1000' 500' 0' 1000'