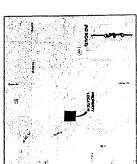
400 6503 F, M. HIGHWAY 1206 国の影響 当の公式が 50.90 ACRES (.) (.) 1199.80 POINT OF BEGINNING FLOODPLAIN INFORMATION GRAPHIC SCALE BASIS OF BEARINGS
S BY 4110" E FOR THE NORTH
LINE OF SUBJECT PROPERTY
PER DEED OF RECORD. The CANADA THE TITLE

1 Included formation as the Canada The Canad SURVEYOR'S CERTIFICATION THENCE tearing the contente of sald road the south lines of said Block 28 and Stewart tests and the north fixed said Block 31, SOUTH OOTH 27, ESST, at 33.56 feet passing a 4-cent steet incree corner post and ast 1,721,00 feet crosslying addition, and continuing along the same bearing for lar did in district, and continuing along the same bearing for lar did in district, and call of the continuing along the same bearing for lar did in district, along the continuing along the same bearing for lar did in district, along the continuing along the same bearing for lar did in district, and continuing along the same bearing the continuing along the same bearing the same same of the continuing along the same same content of the continuing the same same content of add Myers tract, the most easierly southeast corner of said Tract 3 for the southeast corner of this tract; corner of this tract; LEGAL DESCRIPTION LOCATION MAP
The Request to the control of the cont



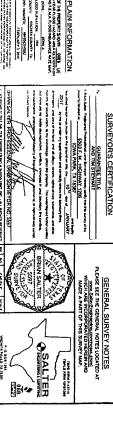
A 50.90-cere tract out of Block 31 , I. A. Kemp's Websila Vallay Farm Lands Suddisblos, Websila County, Tears, and being out of a 40.913-rese fact described as Tract 31 in deed to TXON Mesquils I.L.C from EXTEX Production Inc. on October 82, 2015, as recorded in Vectomer 4139, Page 232, Websila County Official Public Records, and being more specifically described by meles and bounds as fellows.

ESCINNING at a Mag hall bond on the emission of F. M. Helyhway 1206, a pared public and the north time of staff Becch \$1 and the south Beau of Ellick \$2 di et all which be Map Farm. and Southistion and of that certain 10,0-acre tract deceded to Thi, & Schely Steward from King Properties on July 1, 2000, as recorded the Volume 2513, Page 252, Wichaila County Official Public Records, being the morthwast accome of staff Iraid 3 and the northwast stormer of that certain 23. as recorded in Outline 2.004, Myrain from the Myrain Gardichibron Trast on Junio 2. 2005, as recorded in Outline 252, 19ge 4 (1), Wichiaila County Official hubic Records, and Wing 2005, as recorded in Outline 250, 250 (et al. m) the northwast county of Classif hubic Records, and Wing MoCRH 8624*110" VREST 1,248,02 feet from the northwast corner of staff Bobck 31 for the northwast corner and SOUNT OF SECRIFICATION CO.

THENCE SOUTH 69°5846" WEST 1, 199.00 feet along the south line of said Tract 3, the north line of said Stroud ract, and the north line of that Certain 32.25-acre tract deceded to Sarry Yeller from Parmeta Berry on July 27, 2011, as recorded in Volume 3637, Page 711, Wichtla County Official Public Records, to a 6-inch flegged wood fence corner post for the southwest corner of

THENCE leaving the south line of said Tract 3, NORTH 00'05'16' WEST, at 1,843.41 feet passing a 6-feth concrete monument with a 34-feth iron rod in the center, and continuing strong be sure boning for a trait distance of 1,833.45 feet to a May half lound on the centerina of a said road, the observable of the said for the said fo

THENCE SOUTH 65:4110F EAST 1,201,18 feel abong the contentine of said road, the north lines of said Block 31 and said Tract 3, and the south lines of said Block 28, said AX Trust tract, and said Slewent tract to the POINT OF BECGINNING, and containing 30,59 acres, more or test.



PARTIES IN POSSESSION ACKNOWLEDGMENT

Date: 04/19/2024

Re: GF# 2024-173

Property Description:

A 50.90-ACRE TRACT OUT OF BLOCK 31, J. A. KEMP'S WICHITA VALLEY FARM LANDS SUBDIVISION, WICHITA COUNTY, TEXAS, AND BEING OUT OF A 440.91-ACRE TRACT DESCRIBED AS TRACT 3 IN DEED TO TXON MESQUITE LLC FROM EXTEX PRODUCTION INC. ON OCTOBER 28, 2015, AS RECORDED IN VOLUME 4138, PAGE 232, WICHITA COUNTY OFFICIAL PUBLIC RECORDS, AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAG NAIL FOUND ON THE CENTERLINE OF F. M. HIGHWAY 1206, A PAVED PUBLIC ROAD, THE NORTH LINE OF SAID BLOCK 31, AND THE SOUTH LINES OF BLOCK 28 OF SAID WICHITA VALLEY FARM LAND SUBDIVISION AND OF THAT CERTAIN 10.0-ACRE TRACT DEEDED TO TIM & SHELLY STEWART FROM KING PROPERTIES ON JULY 1,2003, AS RECORDED IN VOLUME 2513, PAGE 262, WICHITA COUNTY OFFICIAL PUBLIC RECORDS, BEING THE NORTHEAST CORNER OF SAID TRACT 3 AND THE NORTHWEST CORNER OF THAT CERTAIN 39.66-ACRE TRACT DEEDED TO CLINT & CODY MYERS FROM THE MYERS GRANDCHILDREN TRUST ON JUNE 22, 2005, AS RECORDED IN VOLUME 2829, PAGE 418, WICHITA COUNTY OFFICIAL PUBLIC RECORDS, AND LYING NORTH 8641'10" WEST 1,248.82 FEET FROM THE NORTHEAST CORNER OF SAID BLOCK 31 FOR THE NORTHEAST CORNER AND TRACT: THIS **POINT** OF **BEGINNING** OF

THENCE LEAVING THE CENTERLINE OF SAID ROAD, THE SOUTH LINES OF SAID BLOCK 28 AND STEWART TRACT, AND THE NORTH LINE OF SAID BLOCK 31, SOUTH 0007'42" EAST, AT 39.96 FEET PASSING A 4-INCH STEEL FENCE CORNER POST AND AT 1,721.00 FEET CROSSING A DITCH, AND CONTINUING ALONG THE SAME BEARING FOR A TOTAL DISTANCE OF 1,813.56 FEET ALONG THE WEST LINE OF SAID MYERS TRACT AND THE EAST LINE OF SAID TRACT 3 TO A 4-INCH FLAGGED FENCE CORNER POST FOUND ON THE NORTH LINE OF A 19.91-ACRE TRACT DEEDED TO JASON & CANDACE STROUD FROM VERONICA REEVES ON JULY 1,2004, AS RECORDED IN VOLUME 2692, PAGE 890, WICHITA COUNTY OFFICIAL PUBLIC RECORDS, BEING THE SOUTHWEST CORNER OF SAID MYERS TRACT, THE MOST EASTERLY SOUTHEAST CORNER OF SAID TRACT 3 FOR THE SOUTHEAST CORNER OF

THENCE SOUTH 8958'46" WEST 1,199.80 FEET ALONG THE SOUTH LINE OF SAID TRACT 3, THE NORTH LINE OF SAID STROUD TRACT, AND THE NORTH LINE OF THAT CERTAIN 32.35-ACRE TRACT DEEDED TO BARRY TYLER FROM PAMELA BERRY ON JULY 27, 2011, AS RECORDED IN VOLUME 3637, PAGE 711, WICHITA

COUNTY OFFICIAL PUBLIC RECORDS, TO A 6-INCH FLAGGED WOOD FENCE CORNER POST FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE LEAVING THE SOUTH LINE OF SAID TRACT 3, NORTH 0006'16" WEST, AT 1,843.41 FEET PASSING A 6-INCH CONCRETE MONUMENT WITH A 3/4-INCH IRON ROD IN THE CENTER, AND CONTINUING ALONG THE SAME BEARING FOR A TOTAL DISTANCE OF 1,883.42 FEET TO A MAG NAIL FOUND ON THE CENTERLINE OF SAID ROAD, THE NORTH LINES OF SAID BLOCK 31 AND SAID TRACT 3, AND THE SOUTH LINES OF SAID BLOCK 28 AND OF THAT CERTAIN 334.16-ACRE TRACT DEEDED TO AK TRUST ET AL FROM KING PROPERTIES ON DECEMBER 9, 2011, AS RECORDED IN VOLUME 3678, PAGE 435, WICHITA COUNTY OFFICIAL PUBLIC TRACT; **CORNER OF THIS NORTHWEST** RECORDS, **FOR** THE

THENCE SOUTH 8641'10" EAST 1,201.18 FEET ALONG THE CENTERLINE OF SAID ROAD, THE NORTH LINES OF SAID BLOCK 31 AND SAID TRACT 3, AND THE SOUTH LINES OF SAID BLOCK 28, SAID AK TRUST TRACT, AND SAID STEWART TRACT TO THE POINT OF BEGINNING, AND CONTAINING 50.90 ACRES, MORE OR LESS.

Property Address:

6681 FM 1206, Iowa Park, TX 76367

The undersigned Purchasers acknowledge by this letter that LANDMARK TITLE COMPANY has made no on-site inspection of the subject property, that such inspection is hereby waived, and that we agree to accept the Owner's Title Policy to be issued to the undersigned containing the following exception:

"Rights of Parties in Possession"

T 41	Darr	Danalag	
Jonathan	Kay	Douglas	