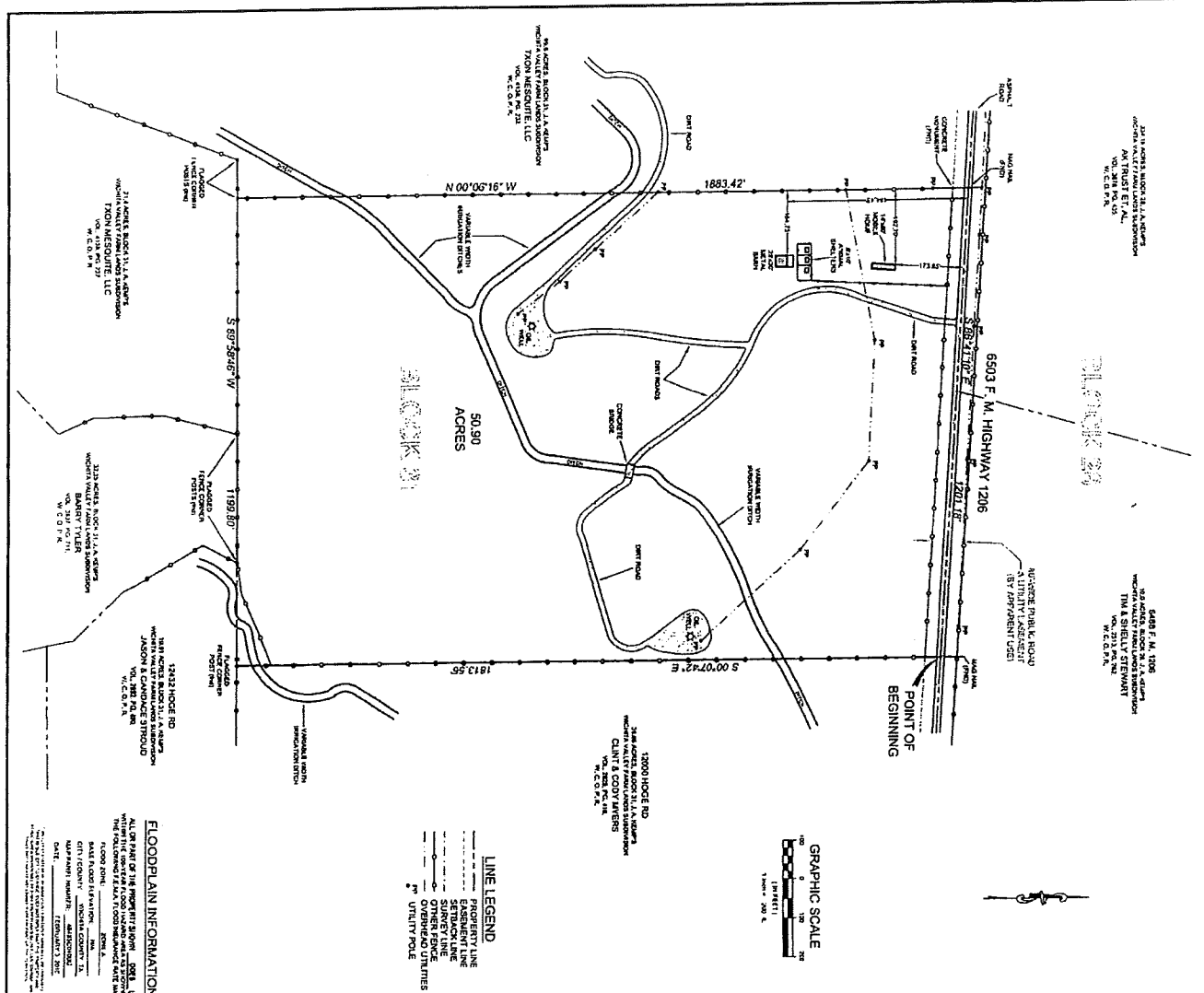
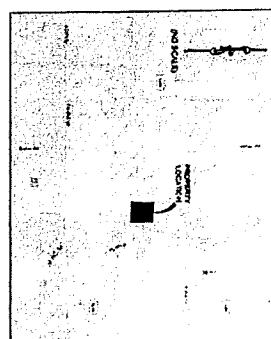




BASIS OF BEARINGS
S 86° 41' 10" E FOR THE NORTH
LINE OF SUBJECT PROPERTY
PER DEED OF RECORD.



LEGAL 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 land 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 Stage Nail Road on the southeast corner of Block M, Highway 1206, a paved public road, the north line of said Block 31, and the south line of Field No. 8, said Wildcat Valley Farm Land Subdivision and of that certain 10.0-acre tract described to Tm & Shelly Stevens from Vign Properties on July 1, 2003, as recorded in Volume 2513, Page 262, Wildlife County Official Public Records, and thence generally following the course of the east line of said Block 31, to the northeast corner of said Block 31, to the northwest corner of said Block 31 for the northeast corner and POINT OF BEGINNING of the tract;

THENCE, the line of said road, the south line of said Block 26 and Stewart tract, and the north line of said Block 33, S-041110-07-04-02 E-01, at 33.96 feet passing a 4-inch steel fence corner post and at 1,721.00 feet crossing a ditch, and continuing along the east line bearing for a total distance of 1,613.56 feet along the west line of said Myers tract and the same line of said Tract 3 to a 4-inch flagged fence corner post found on the north line of 19.31'-new tract (devised to Jason & Candace Shuman versus Veronica Rueden on July 7, 2004, as described in Volume 2832, Page 89), (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 this tract;

THEENCE SOUTH 69°58'46" WEST 1,199.40 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 decided to Barry Tyler from Pamela Barry on July 27, 2011, as recorded in Volume 3637, Page 711, Wichita County Official Public Records, to a 6-inch lagged wood fence corner post for the southwest corner of this tract;

THENCE, leaving the south line of said Tract 3, NORTH 00°09'16" WEST, at 1,843.41 feet passing a 6-inch concrete monument with a 3/4-inch hole in the center, and continuing along the same bearing for a total distance of 1,838.42 feet to a 6-inch long iron pipe on the centerline of said road, the north line of said Block 31, and the south line of said Block 28 and of said Tract 3, 16-6-acre tract decreed to AL, Thad E. AL, from King Properties on December 9, 2011, as recorded in Volume 3578, Page 435, Wadwa County Official Public Records, for the northwest corner of this tract.

THENCE SOUTH 86.41° 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 AX Trust tract, and said Stewart tract to the POINT OF BEGINNING, and containing 50.90 acres, more or less.

SURVEYOR'S CERTIFICATION

**GUARANTEE TITLE
AND TIM STEWART**

PLEASE SEE THE GENERAL NOTES LOCATED
www.SidellEngineering.com/notes.html
 WHICH ARE INCORPORATED HEREIN AND
 MADE A PART OF THIS SURVEY MAP.



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
POINT OF BEGINNING OF THIS TRACT;

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 THIS TRACT;

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 RECORDS, FOR THE NORTHWEST CORNER OF THIS TRACT;

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"

Jonathan Ray Douglas