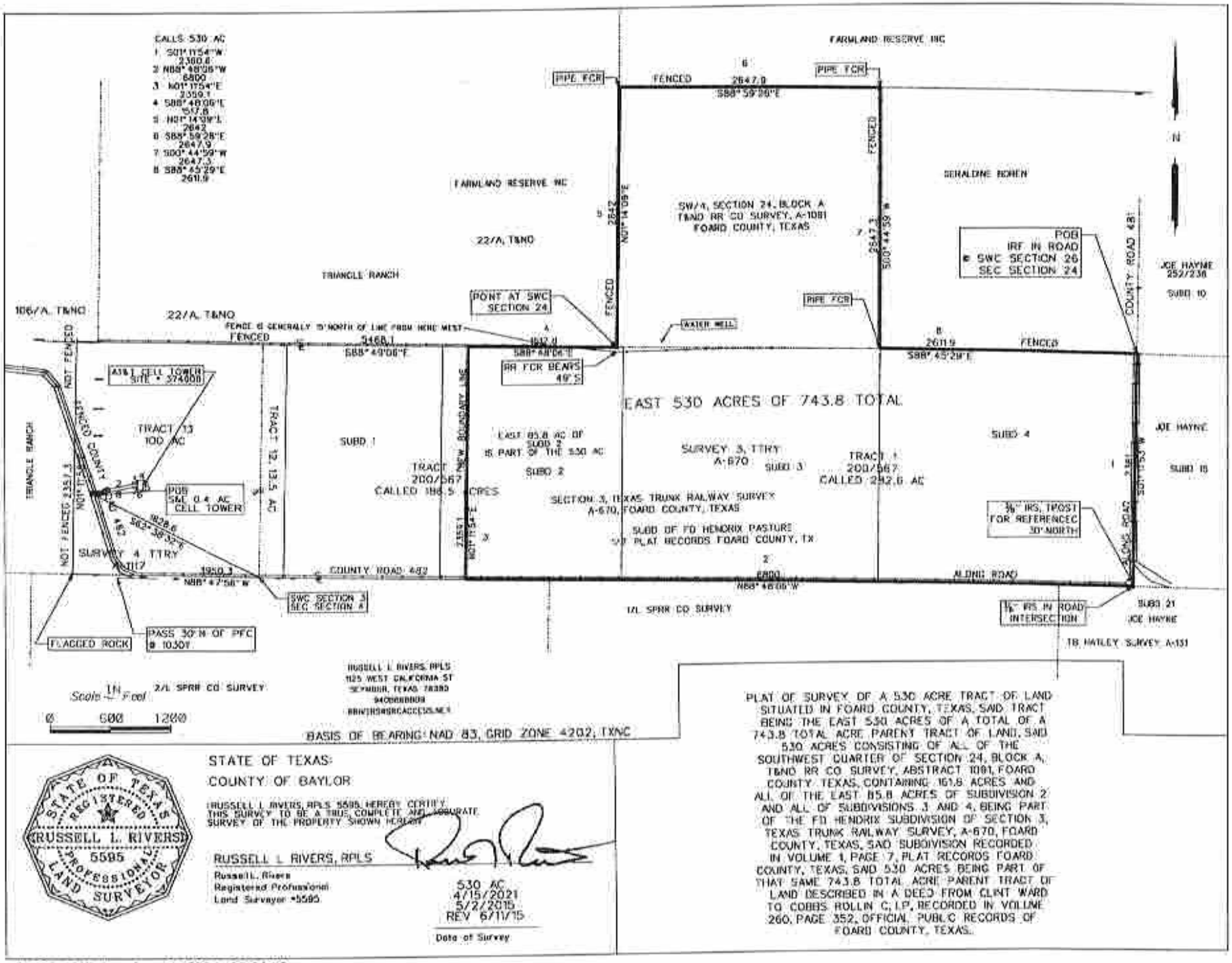

STATE OF TEXAS
REGISTERED
RUSSELL L. RIVERS
5595
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS:

COUNTY OF BAYLOR

I RUSSELL L. RIVERS, RPLS 5595, HEREBY CERTIFY THIS SURVEY TO BE A TRUE, COMPLETE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON

RUSSELL L RIVERS, RPLS

Russell L. Rivers
Registered Professional
Land Surveyor #5595

530 AC
4/15/2021
5/2/2015
REV 6/11/15

Date of Survey

PLAT OF SURVEY OF A 530 ACRE TRACT OF LAND SITUATED IN FOARD COUNTY, TEXAS, SAID TRACT BEING THE EAST 530 ACRES OF A TOTAL OF A 743.8 TOTAL ACRE PARENT TRACT OF LAND, SAID 530 ACRES CONSISTING OF ALL OF THE SOUTHWEST QUARTER OF SECTION 24, BLOCK A, T&NO RR CO SURVEY, ABSTRACT 1081, FOARD COUNTY, TEXAS, CONTAINING 161.8 ACRES AND ALL OF THE EAST 85.8 ACRES OF SUBDIVISION 2 AND ALL OF SUBDIVISIONS 3 AND 4, BEING PART OF THE FD HENDRIX SUBDIVISION OF SECTION 3, TEXAS TRUNK RAILWAY SURVEY, A-670, FOARD COUNTY, TEXAS, SAID SUBDIVISION RECORDED IN VOLUME 1, PAGE 7, PLAT RECORDS FOARD COUNTY, TEXAS, SAID 530 ACRES BEING PART OF THAT SAME 743.8 TOTAL ACRE PARENT TRACT OF LAND DESCRIBED IN A DEED FROM CLINT WARD TO COBBS ROLLIN C, I.P., RECORDED IN VOLUME 260, PAGE 352, OFFICIAL PUBLIC RECORDS OF FOARD COUNTY, TEXAS.

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COBBS ROLLIN C, LP, RE: HUBBS EAST 530 ACRES OF 743.8 TOTAL AC

LEGAL DESCRIPTION OF A 530 ACRE TRACT OF LAND SITUATED IN FOARD COUNTY, TEXAS, SAID TRACT BEING THE EAST 530 ACRES OF A TOTAL OF A 743.8 TOTAL ACRE PARENT TRACT OF LAND, SAID 530 ACRES CONSISTING OF ALL OF THE SOUTHWEST QUARTER OF SECTION 24, BLOCK A, T&NO RR CO SURVEY, ABSTRACT 1091, FOARD COUNTY TEXAS, CONTAINING 161.6 ACRES AND ALL OF THE EAST 85.8 ACRES OF SUBDIVISION 2 AND ALL OF SUBDIVISIONS 3 AND 4, BEING PART OF THE FD HENDRIX SUBDIVISION OF SECTION 3, TEXAS TRUNK RAILWAY SURVEY, A-670, FOARD COUNTY, TEXAS, SAID SUBDIVISION RECORDED IN VOLUME 1, PAGE 7, PLAT RECORDS FOARD COUNTY, TEXAS, SAID 530 ACRES BEING PART OF THAT SAME 743.8 TOTAL ACRE PARENT TRACT OF LAND DESCRIBED IN A DEED FROM CLINT WARD, TO COBBS ROLLIN C, LP, RECORDED IN VOLUME 260, PAGE 352, OFFICIAL PUBLIC RECORDS OF FOARD COUNTY, TEXAS, SAID 530 ACRES, DESCRIBED HEREIN BY METES AND BOUNDS AS FOLLOWS:

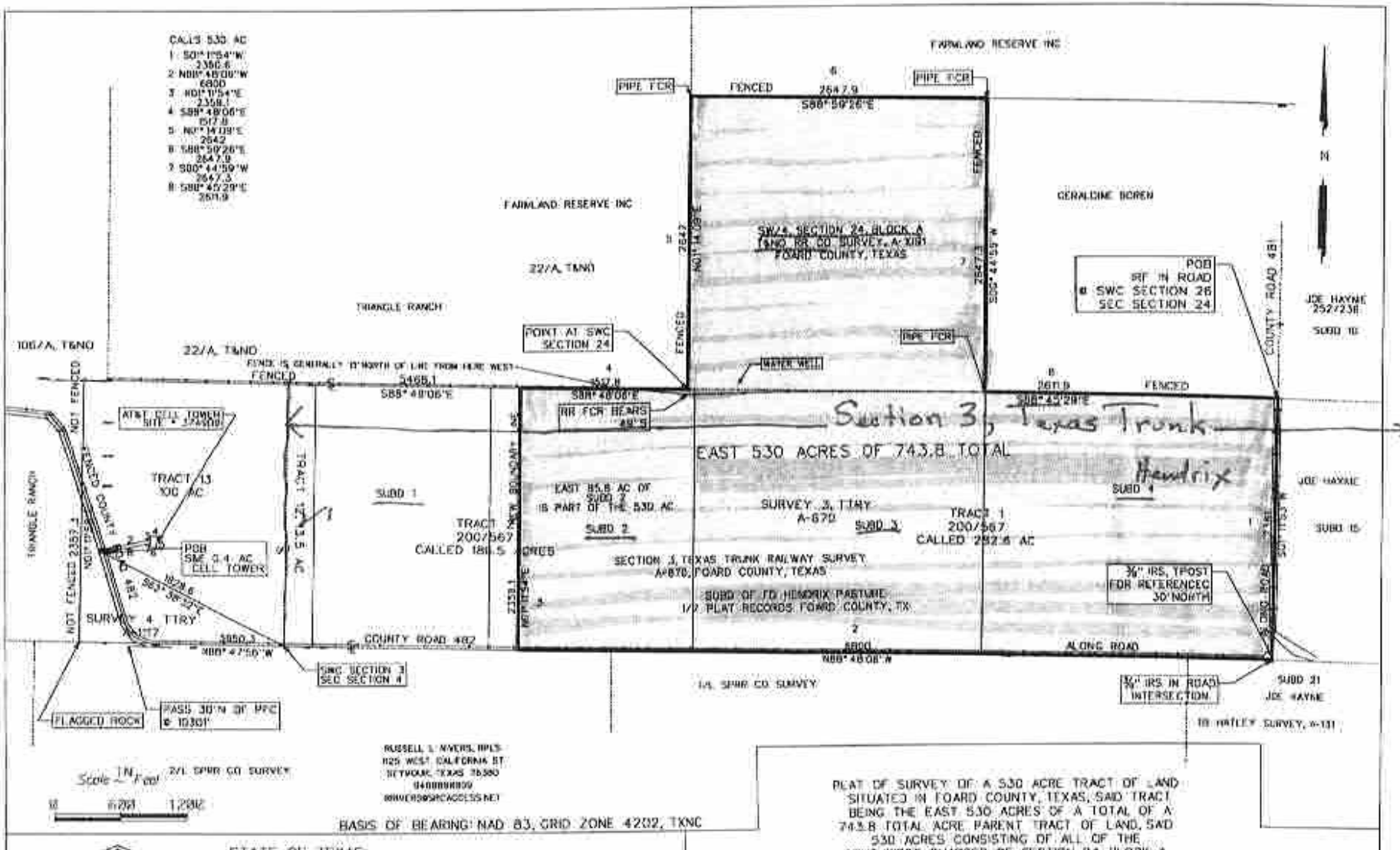
BASIS OF BEARING: NAD 83, GRID ZONE 4202, TXNC

POINT OF BEGINNING, being an iron rod previously found in County Road 481, road at the southeast corner of above said Section 24, also being on the north line of said Section 3 and marking the most southerly northeast corner of this tract and parent tract;

1. THENCE S01°11'54"W, along said road and east line of above said parent tract, a distance of 2360.6 feet, to a 3/8" iron rod previously set on the south line of said Section 3, north line of the TB Hatley Survey, A-131, at the intersection of County Roads 481 and 482, marking the southeast corner of this and parent tract;
2. THENCE N88°48'06"W, along the south line of Section 3 and parent tract, north line of said Hatley Survey and Sections 1 and 2, Block L, SPRR Co Surveys, along County Road 482, a distance of 6800 feet, to a point marking the southwest corner of this 530 acre tract, from which the southwest corner of said parent tract bears same direction 3950.3 feet;
3. THENCE N01°11'54"E, along a new herein created boundary line, across Section 3, a distance of 2359.1 feet, to a point on the north line of Section 3 and said parent tract, south line of 22, Block A, T&NO, marking the northwest corner of this tract;
4. THENCE S88°48'06"E, along the north line of Section 3 and parent tract, south line of 22, a distance of 1517.8 feet, to a point at the southwest corner of Section 24, southeast corner of Section 22, marking an ell corner of this and parent tract, from which a railroad tie fence corner bears 49 feet south;
5. THENCE N01°14'09"E, along the west line of said Section 24 and parent tract, east line of 22, generally along fence line, a distance of 2642 feet, to a pipe fence corner marking the northwest corner of the southwest quarter of Section 24, marking the most northerly northwest corner of this tract and parent tract;
6. THENCE S88°59'26"E, along the north line of said southwest quarter, generally along fence line, a distance of 2647.9 feet, to a pipe fence corner marking the northeast corner of said Southwest quarter, the most northerly northeast corner of this and parent tract;
7. THENCE S00°44'59"W, generally along the fence line, a distance of 2647.3 feet, to a pipe fence corner on the south line of said Section 3, at the occupied southeast corner of said Southwest quarter of 24, marking an ell corner of this and parent tract;
8. THENCE S88°45'29"E, along north line of Section 3, south line of 24, a distance of 2611.9 feet, to the POINT OF BEGINNING, containing a total of 530 acres of land more or less.

DATE WRITTEN: 4/15/2021, RUSSELL L RIVERS, RPLS





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STATE OF TEXAS
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