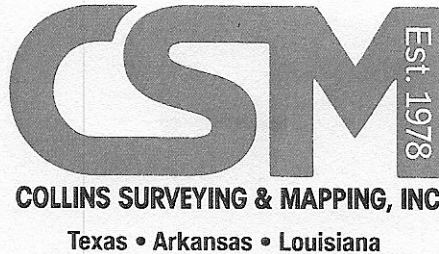


Boundary Surveys
ALTA/ACSM Surveys
Oil/Gas Surveys
Route Surveys
Topographic Surveys
Construction Layout



1304 CR 1890
910 A Judson Road
Longview, Texas 75601
903/234-8051
Fax 903/234-1932
Firm License
10023000

Boyce Whatley
P.O. Box 1696
Kildare, Texas

Field Notes On 11.388 Acre Tract
John W. Watson Survey, Abstract No. 1074
Cass County, Texas

All that certain 11.388 acre tract of land in the John W. Watson Survey, Abstract No. 1074, in Cass County, Texas, being all of the called 11.61 acre tract conveyed from Crystal Marie Littlejohn and spouse, James David Lane Johnson to Bear Creek Equine Limited Liability Company by Special Warranty Deed dated September 22, 2023, and recorded in Clerk's File No. 2023005763 in the Real Property Records of Cass County, Texas, said 11.388 acre tract being more particularly described as follows:

- Notes: 1. All Set Iron Rods herein are 5/8" rebar with pink cap marked "D. COLLINS RPLS 6488".
2. Bearings and Distances are based upon the Texas State Plane Coordinate System, North Central Zone (4202), 1983 North American Datum.

BEGINNING at a 5/8" iron rod set in the intersection of the east right of way line of County Road 1891, for the southwest corner of the called 10.61 acre tract conveyed to K.W. Brown Estate, according to Cass County Appraisal District, and designated as Property Identification No. (PID) 2887, and northwest corner of said called 11.61 acre tract and this tract, from which a 2" Flat iron found for the northwest corner of said called 10.61 acre tract bears N 07°48'48" E - 484.49 feet;

THENCE: N 87°32'19" E with the south line of said called 10.61 acre tract 1098.75 feet to 5/8" iron rod found for the southeast corner of same in the west line of the tract of land conveyed to Reginal Williams by Quitclaim Deed recorded in Clerk's File No. 2017002958 in said Real Property Records, and for the northeast corner of this tract;

THENCE: S 01°26'25" W with the west line of said Reginal Williams tract and continuing with the west line of the called 848.24 acre tract conveyed to Woodhauler, LLC by Special Warranty Deed recorded in Clerk's File No. 2021000108 in said Real Property Records, and described as Tract No. 2(C), therein, at 480.93 feet passing a 5/8" iron rod found north of the north right of way line of said County Road 1890, at 524.74 feet passing a 5/8" iron rod found in the south right of way line of said County Road 1890, and continuing to a total distance of 907.42 feet to a 5/8" iron rod found at a fence post for an ell corner of same and southeast corner of this tract, from which a 1/2" iron pipe found bears N 87°30'26" E - 145.68 feet;

THENCE: S 87°30'26" W with the most western north line of said called 848.24 acre tract 377.78 feet to a 5/8" iron rod set for the southeast corner of the called 6 acre tract conveyed to George W. Brown Estate, according to Cass County Appraisal District, and designated as PID 2884, and southwest corner of this

tract, from which a fence corner post bears S 22°58'05" E - 0.44 feet and found 7/8" iron rod bears N 72°48'05" W - 0.90 feet;

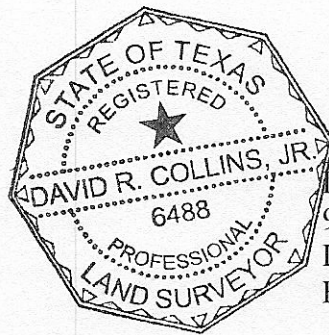
THENCE: N 02°41'09" W with the east line of said called 6 acre tract 577.74 feet to a 5/8" iron rod found for the northeast corner of same in the approximate centerline of said County Road 1890, and for an inner ell corner of this tract, from which a 5/8" iron rod set for reference in the south right of way line of said County Road 1890, bears S 02°41'09" E - 20.72 feet, found 7/8" iron rod bears S 01°53'47" E - 18.73 feet and fence post bears S 03°26'09" E - 18.10 feet;

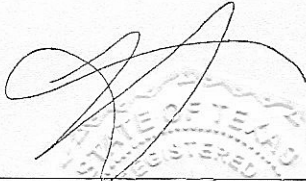
THENCE: in a northwesterly direction and generally along the centerline of said County Road 1890, the courses and distances as follows:

- N 65°46'42" W - 111.90 feet to a Point,
- N 68°34'12" W - 278.01 feet to a Point, and
- N 77°20'44" W - 328.53 feet to a 5/8" iron rod set in said centerline and east right of way line of said County Road 1891, for the most northerly southwest corner of this tract;

THENCE: N 07°48'48" E with the east right of way line of said County Road 1891, a distance of 80.56 feet to the POINT OF BEGINNING, containing 11.388 acres of land, more or less.

I, David R. Collins, Jr., Registered Professional Land Surveyor #6488, do hereby certify that the above field notes are true and correct as shown on the Plat WB6378-24, according to a survey made by me upon the ground on January 19, 2024.




David R. Collins, Jr. RPLS #6488
910 Judson Road
Longview, Texas, 75601
Firm License No. 10023000