

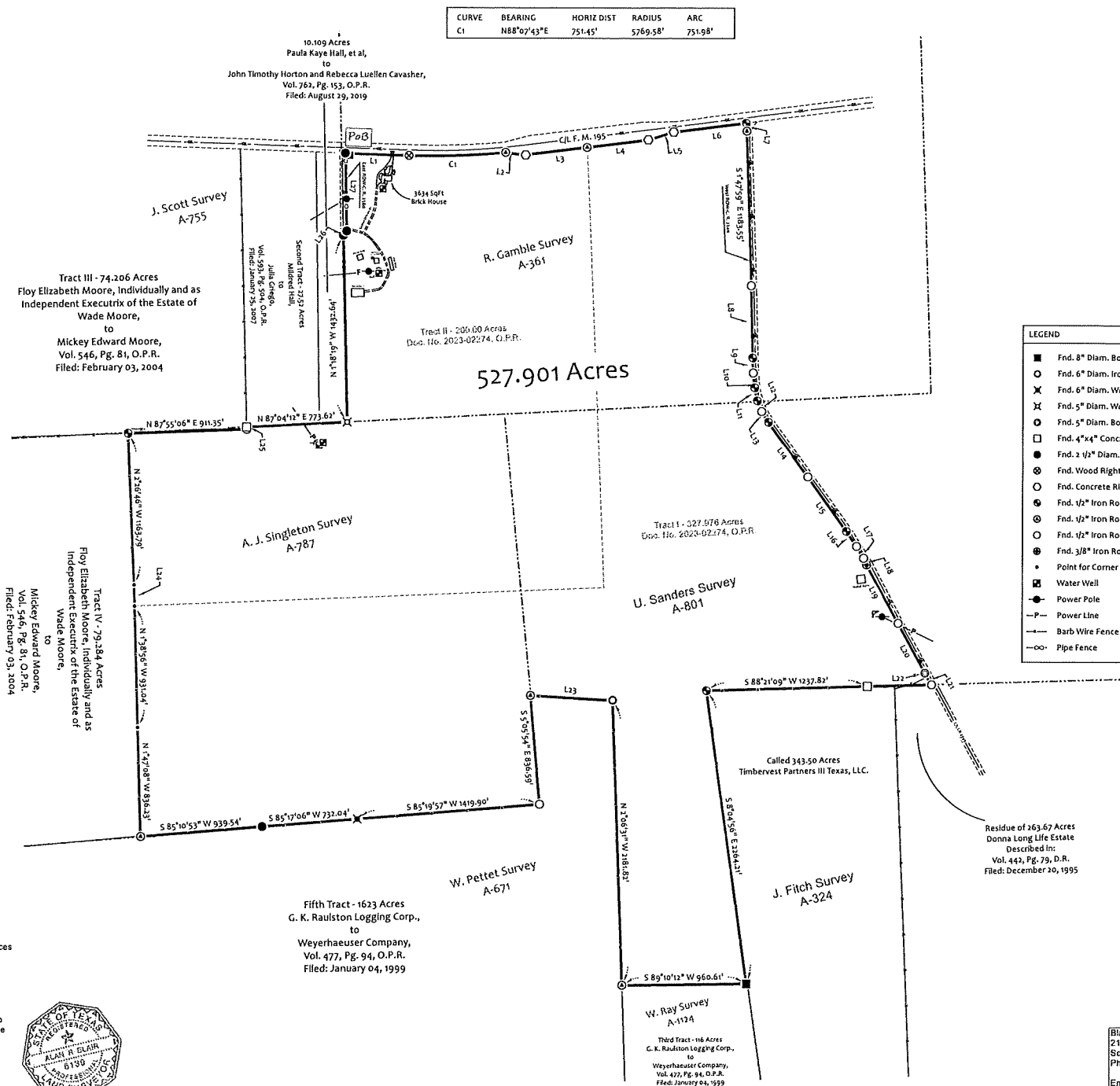
ROBERT GAMBLE SURVEY  
ABSTRACT NO. 361,  
URIAH SANDERS SURVEY  
ABSTRACT NO. 801, AND THE  
A. J. SINGLETON SURVEY  
ABSTRACT NO. 787  
RED RIVER COUNTY, TEXAS

Easements:

The only visible easements affecting this tract are:

1. Power Line
2. Phone Line
3. Water Line

LINE	BEARING	HORIZ DIST
L1	S88°02'13"E	493.71'
L2	S83°23'07"E	156.16'
L3	N83°56'36"E	473.84'
L4	N82°54'12"E	473.57'
L5	N72°56'45"E	302.75'
L6	N82°56'55"E	566.08'
L7	S5°17'27"E	61.97'
L8	S1°10'55"E	553.43'
L9	S2°14'44"E	115.21'
L10	S5°55'59"E	113.18'
L11	S11°39'58"E	102.44'
L12	S22°36'52"E	88.28'
L13	S32°10'20"E	97.64'
L14	S36°00'34"E	516.70'
L15	S35°29'43"E	512.81'
L16	S33°52'39"E	139.02'
L17	S31°14'51"E	105.95'
L18	S23°07'55"E	56.46'
L19	S28°56'37"E	510.10'
L20	S18°52'23"E	434.70'
L21	S29°49'07"E	103.83'
L22	S88°43'51"W	496.52'
L23	N86°43'51"W	629.73'
L24	N1°38'56"W	162.96'
L25	N4°12'33"W	17.46'
L26	N36°21'56"E	41.05'
L27	N0°59'03"W	595.45'



LEGEND	
■	Fnd. 8" Diam. Bolls D'arc Fence Corner Post
○	Fnd. 6" Diam. Iron Pipe Fence Corner Post
×	Fnd. 6" Diam. Wood Fence Corner Post
✕	Fnd. 5" Diam. Wood Fence Corner Post
○	Fnd. 5" Diam. Bolls D'arc Fence Corner Post
□	Fnd. 4"x4" Concrete Monument
○	Fnd. 2 1/2" Diam. Iron Pipe Fence Corner Post
○	Fnd. Wood Right-of-Way Monument
○	Fnd. Concrete Right-of-Way Monument
○	Fnd. 1/2" Iron Rod w/Orange Cap
○	Fnd. 1/2" Iron Rod/JMN 4025"
○	Fnd. 1/2" Iron Rod
○	Fnd. 3/8" Iron Rod
•	Point for Corner
○	Water Well
—●—	Power Pole
—	Power Line
—	Barb Wire Fence
—○—	Pipe Fence

Surveyor's Notes:

1. This plat is accompanied by Field Notes of this same date and certification.
2. Bearings based on Geodetic North as measured using GPS on, April 02, 2024, operating within the parameters of WGS-84.
3. (TSR) = Typical steel rod is a 1/2" x 24" rebar with surveyor's cap marked "Blair RPLS 6139".
4. Due to inaccuracies and or new technology in the original survey plat as to corners recovered on the ground, the bearings and distances shown hereon may differ slightly from original calls.

Certification:

I, Alan R Blair, Registered Professional Land Surveyor No. 6139, do hereby certify that the Plat hereon represents an accurate survey made on the ground, and the boundaries as located are according to the recorded reference shown. Except as shown, there are no visible conflicts, encroachments, or overlapping of improvements.

GIVEN UNDER MY HAND AND SEAL this 10th day of April, 2024.

Alan R Blair

Alan R Blair, Registered Professional Land Surveyor No. 6139.



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Field Notes for **527.901 Acres**  
Robert Gamble Survey, A-361,  
Uriah Sanders Survey, A-801, and the  
A. J. Singleton Survey, A-787  
Red River County, Texas

All that certain tract or parcel of land situated in the County of Red River, State of Texas, being in the Robert Gamble Survey, Abstract No. 361, the Uriah Sanders Survey, Abstract No. 801, and the A. J. Singleton Survey, Abstract No. 787, being all of that certain Tract I - 327.976 acres, and all of that certain Tract II - 200 acres, said tracts being described in a Deed from JBL Properties, LLC, to Joe Nichols, Trustee, filed December 07, 2023, recorded in Document No. 2023-02274, Official Public Records of said County, and bounded as follows:

**Beginning** at a 2 1/2 inch diameter iron pipe fence corner post found on the Northernmost NWC of said 200 acre tract, same being on the NEC of a 10.109 acre tract described in a Deed from Paula Kaye Hall, et al, to John Timothy Horton and Rebecca Luellen Cavasher, filed August 29, 2019, recorded in Volume 762, Page 153, Official Public Records of said County, same being on the intersection of the East right-of-way line of County Road No. 2380 and the South right-of-way line of F. M. Highway No. 195;

Thence South 88° 02' 13" East, along the Northernmost NBL of said 200 acre tract and the South right-of-way line of said F. M. Highway No. 195, for a distance of 493.71 feet to a wood right-of-way monument found on the beginning of a curve to the left;

Thence in a Northeasterly direction along the Northernmost NBL of said 200 acre tract and the South right-of-way line of said F. M. Highway No. 195 and said curve to the left having a chord which bears North 88° 07' 43" East - 751.45 feet, a radius of 5769.58 feet, and a arc length of 751.98 feet to a 1/2 inch iron rod capped "JMN 4025" found at the end of said curve to the left;

Thence in a Easterly direction along the Northernmost NBL of said 200 acre tract and the South right-of-way line of said F. M. Highway No. 195 as follows:  
South 83° 23' 07" East, for a distance of 156.16 feet to a concrete right-of-way monument found for corner, and North 82° 56' 36" East, for a distance of 473.84 feet to a 1/2 inch iron rod capped "JMN 4025" found on the NEC of said 200 acre tract and being on the Northernmost NWC of said 327.976 acre tract;

Thence in a Northeasterly direction along the Northernmost NBL of said 327.976 acre tract and the South right-of-way line of said F. M. Highway No. 195 as follows:  
North 82° 54' 22" East, for a distance of 473.57 feet to a concrete right-of-way monument found for corner,  
North 72° 56' 45" East, for a distance of 202.75 feet to a concrete right-of-way monument found for corner, and  
North 82° 56' 55" East, for a distance of 566.08 feet to a 1/2 inch iron rod with a orange cap found on the Northernmost NEC of said 327.976 acre tract and being on the West right-of-way line of County Road No. 2349;

South 36° 00' 34" East, for a distance of 516.70 feet to a 1/2 inch iron rod found for corner,  
South 35° 29' 43" East, for a distance of 512.81 feet to a 1/2 inch iron rod with a orange cap found for corner,  
South 33° 52' 39" East, for a distance of 139.02 feet to a 1/2 inch iron rod found for corner,  
South 31° 14' 51" East, for a distance of 105.95 feet to a 1/2 inch iron rod found for corner,  
South 23° 07' 55" East, for a distance of 56.46 feet to a 3/8 inch iron rod found for corner,  
South 28° 36' 37" East, for a distance of 510.10 feet to a 1/2 inch iron rod found for corner,  
South 28° 57' 23" East, for a distance of 434.70 feet to a 5 inch diameter bois d'arc post found for corner,  
South 29° 49' 07" East, for a distance of 103.83 feet to a 1/2 inch iron rod found on the Easternmost SEC of said 327.976 acre tract, same being on the NBL of the residue of a 263.67 acre tract conveyed to Donna Long Life Estate and being described in a Deed recorded in Volume 442, Page 79, Deed Records of said County, and being on the Easternmost SBL of said Sanders Survey and the NBL of the J. Fitch Survey, Abstract No. 324;

Thence South 88° 26' 59" West, along the Easternmost SBL of said 327.976 acre tract and the NBL of the residue of said 263.67 acre tract and the NBL of a called 343.50 acre tract conveyed to Timbervest Partners III Texas, LLC. and the Easternmost SBL of said Sanders Survey and the NBL of said Fitch Survey, for a distance of 496.52 feet to a 4x4 inch concrete monument found for corner;

Thence South 88° 21' 09" West, generally along the fenced Easternmost SBL of said 327.976 acre tract and the Northernmost NBL of said called 343.50 acre tract and the Easternmost SBL of said Sanders Survey and the NBL of said Fitch Survey, for a distance of 1237.82 feet to a 1/2 inch iron rod with a orange cap found on an inner Ell corner of said 327.976 acre tract, same being on the Northernmost NWC of said called 343.50 acre tract and being on an inner Ell corner of said Sanders Survey and the NWC of said Fitch Survey;

Thence South 8° 04' 56" East, generally along the fenced Southernmost EBL of said 327.976 acre tract and the Northernmost WBL of said called 343.50 acre tract and the Southernmost EBL of said Sanders Survey and the WBL of said Fitch Survey, for a distance of 2264.21 feet to a 8 inch diameter bois d'arc fence corner post found on the Southernmost SEC of said 327.976 acre tract, same being on the NEC of the Third Tract - 116 acres described in a Deed from G. K. Raulston Logging Corp., to Weyerhaeuser Company, filed January 04, 1999, recorded in Volume 477, Page 94, Official Public Records of said County and being on the Southernmost SEC of said Sanders Survey and the NEC of the W. Ray Survey, Abstract No. 1124;

Thence South 89° 10' 12" West, along the partially fenced Southernmost SBL of said 327.976 acre tract and the Northernmost NBL of said 116 acre tract and the Southernmost SBL of said Sanders Survey and the Northernmost NBL of said Ray Survey, for a distance of 960.61 feet to a 1/2 inch iron rod capped "JMN 4025" found on the Southernmost SWC of said 327.976 acre tract, same being on the Northernmost NWC of said 116 acre tract, same being on the Northernmost EBL of the Fifth Tract - 1623 acres described in a Deed from G. K. Raulston Logging Corp., to Weyerhaeuser Company, filed January 04, 1999, recorded in Volume 477, Page 94, Official Public Records of said County, and also being on the Southernmost SWC of said Sanders Survey and the Northernmost NWC of said Ray Survey and the Northernmost EBL of the W. Pettet Survey, Abstract No. 671;

Thence North 2° 06' 31" West, generally along the fenced Southernmost WBL of said 327.976 acre tract and the Northernmost EBL of said 1623 acre tract and the Southernmost WBL of said Sanders Survey and the Northernmost EBL of said Pettet Survey, for a distance of 2181.82 feet to a 6 inch diameter iron pipe fence

Thence South 5° 05' 54" East, generally along the fenced Westernmost EBL of said 327.976 acre tract and the Northernmost WBL of said 1623 acre tract and the EBL of said Singleton Survey and the Northernmost WBL of said Pettet Survey, for a distance of 836.59 feet to a 1/2 inch iron rod found on the Westernmost SEC of said 327.976 acre tract, same being on an inner Ell corner of said 1623 acre tract and being on the SEC of said Singleton Survey and an inner Ell corner of said Pettet Survey;

Thence in a Southwesterly direction generally along the fenced Westernmost SBL of said 327.976 acre tract and the Southernmost NBL of said 1623 acre tract and the SBL of said Singleton Survey and the Southernmost NBL of said Pettet Survey as follows:

South 85° 19' 57" West, for a distance of 1419.90 feet to a 6 inch diameter wood fence post found for corner,  
South 85° 17' 06" West, for a distance of 732.04 feet to a 2 1/2 inch diameter iron pipe fence post found for corner,

South 85° 10' 53" West, for a distance of 939.54 feet to a 1/2 inch iron rod capped "JMN 4025" found on the Westernmost SWC of said 327.976 acre tract and being on the SEC of Tract IV - 79.284 acres described in a Deed from Floy Elizabeth Moore, Individually and as Independent Executrix of the Estate of Wade Moore, to Mickey Edward Moore, filed February 03, 2004, recorded in Volume 546, Page 81, Official Public Records of said County;

Thence generally along the fenced Westernmost WBL of said 327.976 acre tract and the EBL of said 79.284 acre tract, North 1° 47' 08" West, for a distance of 836.23 feet to a point for corner and North 1° 38' 56" West, for a distance of 931.04 feet to a point for corner on the Westernmost NWC of said 327.976 acre tract and being on the SWC of said 200 acre tract;

Thence generally along the fenced Westernmost WBL of said 200 acre tract and the EBL of said 79.284 acre tract, North 1° 38' 56" West, for a distance of 162.96 feet to a point for corner and North 2° 26' 46" West, for a distance of 1163.79 feet to a 1/2 inch iron rod with a orange cap found on the Westernmost NWC of said 200 acre tract, same being on the NEC of said 79.284 acre tract and being on the SBL of Tract III - 74.206 acres described in a Deed from Floy Elizabeth Moore, Individually and as Independent Executrix of the Estate of Wade Moore, to Mickey Edward Moore, filed February 03, 2004, recorded in Volume 546, Page 81, Official Public Records of said County;

Thence North 87° 55' 06" East, along the Westernmost NBL of said 200 acre tract and the SBL of said 74.206 acre tract, for a distance of 911.35 feet to a 2 1/2 inch diameter iron pipe fence corner post found on an inner Ell corner of said 200 acre tract and being on the SEC of said 74.206 acre tract;

Thence North 4° 17' 33" West, generally along the fenced middle WBL of said 200 acre tract and the EBL of said 74.206 acre tract, for a distance of 17.46 feet to a 4x4 inch concrete monument found on an inner Ell corner of said 200 acre tract, same being on the SWC of the Second Tract - 27.52 acres described in a Deed from Mildred Hall, to Julia Griego, filed January 25, 2007, recorded in Volume 593, Page 504, Official Public Records of said County and being on the NBL of said Singleton Survey and the Southernmost SBL of the J. Scott Survey, Abstract No. 755;

Thence generally along the fenced Northernmost WBL of said 200 acre tract and the EBL of said 10.109 acre tract and the East right-of-way line of said County Road No. 2380, North 36° 22' 39" East, for a distance of 41.05 feet to a 2 1/2 inch iron diameter iron pipe fence corner post found for corner and North 00° 59' 03" West, for a distance of 595.45 feet to the ***Place of Beginning*** containing ***527.901 acres***.

TSR = Typical Steel rod is a 1/2" x 24" rebar with surveyor's cap marked "Blair RPLS 6139"

Note: Bearings based on the Geodetic North as measured using GPS on April 02, 2024, operating within the parameters of WGS-84.

I, Alan R Blair, Registered Professional Land Surveyor No. 6139, do hereby certify that the Field Notes hereon represents and accurate survey made on the ground, and the boundaries as located are according to the recorded reference shown. Except as shown, there are no visible conflicts, encroachments, or overlapping of improvements.

GIVEN UNDER MY HAND AND SEAL this 10th day of April, 2024.

*Alan R Blair*

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