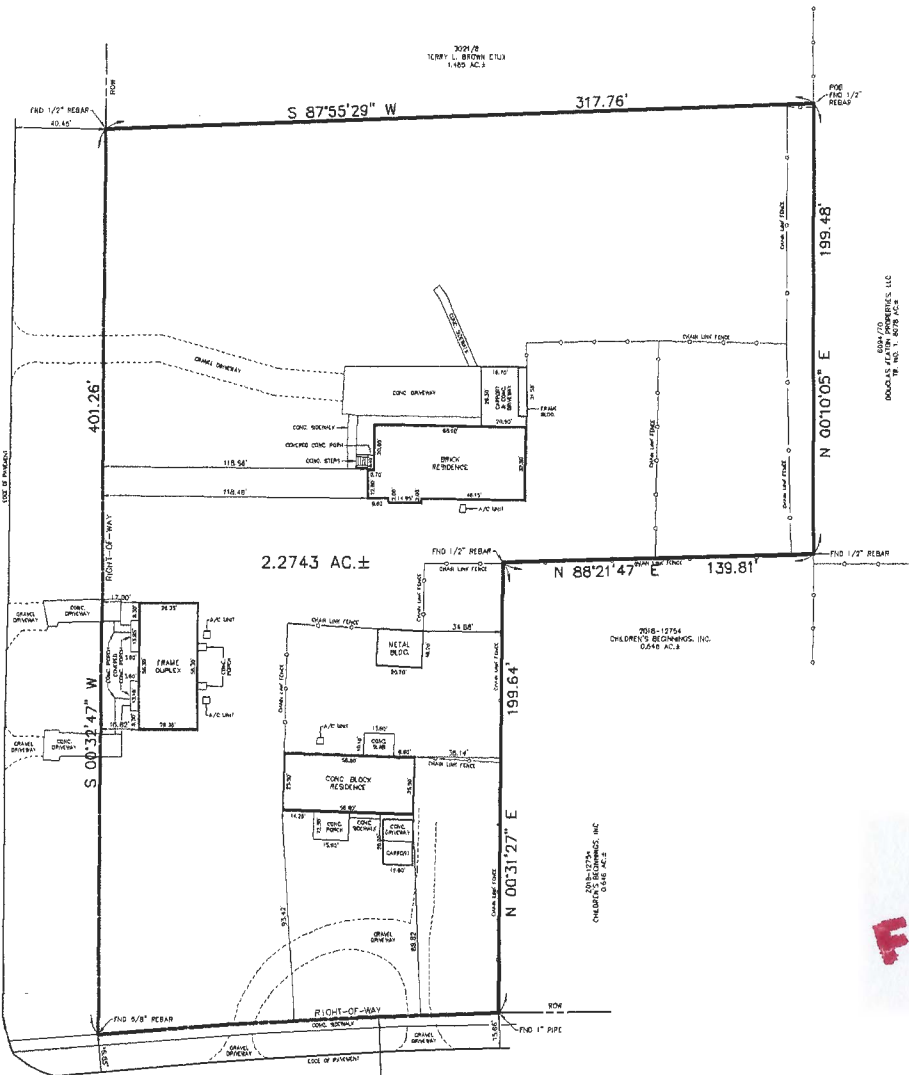


PECAN STREET



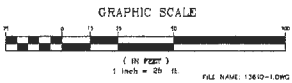
2.2743 AC. ±

U. S. HIGHWAY NO. 82
(NEW BOSTON ROAD)

$\Delta = 03^{\circ}32'48''$
 $R = 2899.79'$
 $T = 89.78'$
 $L = 179.50'$
 $Ch = N 86^{\circ}55'10'' E$
 $179.47'$

FOR REVIEW ONLY

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PROPERTY DESCRIPTION -- 517 EAST NEW BOSTON ROAD, NASH, TEXAS

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE THOMAS PRICE HEADRIGHT SURVEY, A-466, BOWIE COUNTY, TEXAS AND BEING ALL OF A 0.823 ACRE TRACT AS DESCRIBED IN WARRANTY DEED FROM EVELYN L. JOHNSON TO JAMES D. BOWERMAN DATED APRIL 9, 1986, RECORDED IN VOLUME 822, PAGE 287 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS AND BEING ALL OF A 1.461 ACRE TRACT AS DESCRIBED IN WARRANTY DEED FROM THOMAS H. HOOVER TO JAMES BOWERMAN AND WIFE, MELBA BOWERMAN DATED DECEMBER 27, 2018, RECORDED IN INSTRUMENT NO. 2018-00013495 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" REBAR FOR CORNER IN AN EXISTING FENCE LINE AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED 1.461 ACRE TRACT OF LAND, SAME BEING THE SOUTHEAST CORNER OF A 1.485 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO TERRY L. BROWN RECORDED IN VOLUME 3021, PAGE 8 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, SAME BEING ON THE WEST BOUNDARY LINE OF A 8.78 ACRE TRACT (TRACT NO. 1) AS DESCRIBED IN WARRANTY DEED TO DOUGLAS HEATON PROPERTIES, LLC RECORDED IN VOLUME 6094, PAGE 70 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS;

THENCE: S 87°55'29" W, WITH THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 1.461 ACRE TRACT, SAME BEING THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 1.485 ACRE TRACT, 317.76 FEET TO A FOUND 1/2" REBAR FOR CORNER ON THE EAST RIGHT-OF-WAY LINE OF PECAN STREET;

THENCE: S 00°32'47" W, WITH THE EAST RIGHT-OF-WAY LINE OF PECAN STREET, 401.26 FEET TO A FOUND 5/8" REBAR FOR CORNER ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 82 (NEW BOSTON ROAD);

THENCE: NORTHEASTERLY, WITH THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 82, SAME BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 2899.79 FEET, A CENTRAL ANGLE OF 03°32'48", A TANGENT LENGTH OF 89.78 FEET, AN ARC LENGTH OF 179.50 FEET AND A CHORD BEARING AND DISTANCE OF N 86°55'10" E, 179.47 FEET TO A FOUND 1" METAL PIPE FOR CORNER;

THENCE: N 00°31'27" E, WITH THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 0.823 ACRE TRACT, SAME BEING THE WEST BOUNDARY LINE OF A 0.846 ACRE TRACT AS DESCRIBED IN CHILDREN'S BEGINNING, INC. RECORDED IN INSTRUMENT NO. 2018-12754 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, 199.64 FEET TO A FOUND 1/2" REBAR FOR CORNER AT AN EXISTING FENCE CORNER;

THENCE: N 88°21'47" E, ALONG AN EXISTING FENCE LINE, SAME BEING THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 1.461 ACRE TRACT, SAME BEING THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 0.846 ACRE TRACT, 139.81 FEET TO A FOUND 1/2" REBAR FOR CORNER;

THENCE: N 00°10'05" E, WITH THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 1.461 ACRE TRACT, SAME BEING THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 8.78 ACRE TRACT, 199.64 FEET TO THE POINT OF BEGINNING, CONTAINING 2.2743 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON GEODETIC NORTH AS MEASURED USING GPS (GLOBAL POSITIONING SYSTEM) ON MARCH 25, 2019, OPERATING WITHIN THE PARAMETERS OF NGS-84.

THIS TRACT IS NOT WITHIN A DESIGNATED FLOOD PLAN, ACCORDING TO FEDERAL INSURANCE ADMINISTRATION RATE MAP, MAP NUMBER 4803700355E, EFFECTIVE DATE DECEMBER 21, 2017.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY EQUALLY DESCRIBED HEREON, AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS OR IMPROVEMENTS, VISIBLE EASEMENTS OR RIGHTS-OF-WAY (CALL EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN IF TITLE COMMITMENT WAS PROVIDED PRIOR TO FIELD WORK), EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY.

REVISION	DATE	DESCRIPTION	BY	SHEET NO.
				1

LYNCH SURVEYING CO., INC.
 TEXAS FIRM NO. 10101900
 3608 MACNOLIA STREET
 TEXARKANA, TEXAS 75703
 BUSINESS (903) 791-1192 FAX (903) 791-1395

NASH, TEXAS
 THOMAS PRICE SURVEY, A-466
 SURVEY FOR BOWERMAN

Scale: 1" = 200' Date: APR, 2019 Job No. 13610
 Des. By: NDL Dwn. By: RWE Ckd. By: KDL

Property Description - 517 East New Boston Road, Nash, Texas

All that certain tract or parcel of land being a part of the Thomas Price Headright Survey, A-466, Bowie County, Texas and being all of a 0.825 Acre tract as described in Warranty Deed from Evelyn L. Johnson to James D. Bowerman dated April 9, 1986, recorded in Volume 822, Page 287 of the Real Property Records of Bowie County, Texas and being all of a 1.461 Acre tract as described in Warranty Deed from Thomas H. Hoover to James Bowerman and wife, Melba Bowerman dated December 27, 2018, recorded in Instrument No. 2018-00013495 of the Real Property Records of Bowie County, Texas and being more particularly described as follows:

BEGINNING: At a found 1/2" rebar for corner in an existing fence line at the Northeast corner of the above described 1.461 Acre tract of land, same being the Southeast corner of a 1.485 Acre tract as described in Warranty Deed to Terry L. Brown recorded in Volume 3021, Page 8 of the Real Property Records of Bowie County, Texas, same being on the West boundary line of a 8.78 Acre tract (Tract No. 1) as described in Warranty Deed to Douglas Keaton Properties, LLC recorded in Volume 6094, Page 70 of the Real Property Records of Bowie County, Texas;

THENCE: S 87°55'29" W, with the North boundary line of the above described 1.461 Acre tract, same being the South boundary line of the above described 1.485 Acre tract, 317.76 feet to a found 1/2" rebar for corner on the East Right-of-Way line of Pecan Street;

THENCE: S 00°32'47" W, with the East Right-of-Way line of Pecan Street, 401.26 feet to a found 5/8" rebar for corner on the North Right-of-Way line of U.S. Highway No. 82 (New Boston Road);

THENCE: Northeasterly, with the North Right-of-Way line of U.S. Highway No. 82, same being a curve to the right having a radius of 2899.79 feet, a central angle of 03°32'48", a tangent length of 89.78 feet, an arc length of 179.50 feet and a chord bearing and distance of N 86°55'10" E, 179.47 feet to a found 1" metal pipe for corner;

THENCE: N 00°31'27" E, with the East boundary line of the above described 0.825 Acre tract, same being the West boundary line of a 0.646 Acre tract as described in Children's Beginning, Inc. recorded in Instrument No. 2018-12754 of the Real Property Records of Bowie County, Texas, 199.64 feet to a found 1/2" rebar for corner at an existing fence corner;

THENCE: N 88°21'47" E, along an existing fence line, same being the South boundary line of the above described 1.461 Acre tract, same being the North boundary line of the above described 0.646 Acre tract, 139.81 feet to a found 1/2" rebar for corner;

THENCE: N 00°10'05" E, with the East boundary line of the above described 1.461 Acre tract, same being the West boundary line of the

above described 8.78 Acre tract, 199.48 feet to the POINT OF BEGINNING, containing 2.2743 Acres of land, more or less.

BASIS OF BEARINGS: Bearings are based on Geodetic North as measured using GPS (Global Positioning System) on March 25, 2019, operating within the parameters of WGS-84.