

All that certain tract or parcel of land situated in Red River County, Texas, about 6 miles Southeast from the town of Clarksville: and being 61.304 Ac. out of the Needham Boon Survey, Abstract No. 38, 100.620 Ac. out of the Robert Goodwin Jr. Survey, Abstract No. 375. 7.233 Ac. out of the Sam Corley Survey, Abstract No. 1575, and 9.576 Ac. out of the W. H. Gray Survey, Abstract No. 1421, and being part of a called 1119.2759 Ac. tract of land described in Deed from Danny Tanner, et al. to 1031 Services Corporation, Exchange Accommodation Titleholder FBO Donelson Family, Ltd., dated February 18, 2013, and recorded in Volume 678, Pages 283-290, in the Deed Records of Red River County, Texas; and being more particularly described as follows, to-wit:

Beginning at a 1/2" R.S.Rod (s) at the Western Northwest corner of said called 1119.2759 Ac. tract, and in the South line of a called 90 Ac. tract described in Deed to Kathy J. Belcher (OPR 535, Page 19), also being in the East line of F. M. Highway No. 910;

Thence N 88° 43' 04" E, along the Western North line of said called 1119.2759 Ac. tract, a distance of 1296.67 feet to a 5/8" R.S.Rod (f)(Controlling Monument) at an angle point;

Thence N 89° 01' 16" E (bearing basis), a distance of 1394.31 feet to a 5/8" R.S.Rod (f)(Controlling Monument) at an inner corner of said called 1119.2759 Ac. tract, and in the center of a Creek;

Thence S 25° 22' 21" E, a distance of 2212.95 feet to a 1/2" R.S.Rod (s) in the center line of an old road;

Thence S 36° 02' 45" E, a distance of 1189.83 feet to a 5/8" R.S.Rod (f) at an inner corner of said called 1119.2759 Ac. tract, and at the Eastern Northeast corner of a called 146.731 Ac. tract described in Deed to Johnny Drew (OPR 444, Page 349);

Thence S 81° 26' 07" W, a distance of 522.41 feet to a 5/8" R.S.Rod (f) at an inner corner of said called 1119.2759 Ac. tract, and at a Northwest corner of said called 146.731 Ac. tract;

Thence S 26° 04' 32" E, a distance of 287.31 feet to a 5/8" R.S.Rod (f) at a Southeast corner of said called 1119.2759 Ac. tract;

Thence S 77° 24' 16" W, along a South line of said called 1119.2759 Ac. tract, a distance of 478.67 feet to a 1/2" Metal Pipe (f) at a Northeast corner of said called 146.731 Ac. tract;

Thence S 87° 34' 19" W, a distance of 882.81 feet to a 5/8" R.S.Rod (f) at a Southwest corner of said called 1119.2759 Ac. tract, and at an inner corner of said called 146.731 Ac. tract;

Thence N 0° 13' 31" W, a distance of 1684.45 feet to a 5/8" R.S.Rod (f) at an inner corner of said called 1119.2759 Ac. tract, and in the North line of County Road No. 4125;

Thence S 88° 48' 49" W, along the North line of said County Road, a distance of 2744.52 feet to a Concrete ROW Monument (f) at the Western Southwest corner of said called 1119.2759 Ac. tract, and in the East line of F. M. Highway No. 910;

Thence along the East line of said highway, and Western West line of said called 1119.2759 Ac. tract, N 23° 01' 31" W, a distance of 86.95 feet (Concrete ROW Monument (f)), and N 6° 17' 43" E, a distance of 1688.89 feet to the place of beginning and containing 178.733 acres of land.

Proposed Roadway Easement

All that certain tract or parcel of land situated in Red River County, Texas, about 6 miles Southeast from the town of Clarksville; and being out of the Needham Boon Survey, Abstract No. 38, and being part of a called 1119.2759 Ac. tract of land described in Deed from Danny Tanner, et al. to 1031 Services Corporation, Exchange Accommodation Titleholder FBO Donelson Family, Ltd., dated February 18, 2013, and recorded in Volume 678, Pages 283-290, in the Deed Records of Red River County, Texas; and being a 30 Feet Wide Proposed ROADWAY EASEMENT with the center line more particularly described as follows, to-wit:


Beginning at a 1/2" R.S.Rod (s) in the center of County Road No. 4125, and in a West line of said called 1119.2759 Ac. tract, also being in the lower West line of a 178.733 Ac. tract surveyed off this day, same being N 00 deg. 13' 31" W, 16.34 feet from a 5/8" R.S.Rod (f) at the upper Northeast corner of a called 41.186 Ac. tract described in Deed to Johnny Drew (OPR 508, Page 791);

Thence along the center line of said Proposed Roadway Easement, and center line of a road the following calls: S 82° 57' 35" E, a distance of 549.74 feet (1/2" R.S.Rod (s)), S 76° 00' 44" E, a distance of 406.03 feet (1/2" R.S.Rod (f)), and S 62° 45' 19" E, a distance of 119.53 feet to a 1/2" R.S.Rod (s) at an angle point in the East line of said 178.733 Ac. tract, also being the POINT OF ENDING.

All 1/2" R.S.Rods (s) were capped RPLS 4745. These descriptions were prepared from a survey made on the ground under my supervision and completed on August 11, 2021.

August 11, 2021



  
Ryan D. Hammett  
Registered Professional Land  
Surveyor No. 4745

Plot and Field Notes of a 178.733 Ac. tract of  
 County, Texas, for Pat Donelson.

(call: 90 Ac.)  
 Kathy J. Belcher  
 OPR 535, Page 19

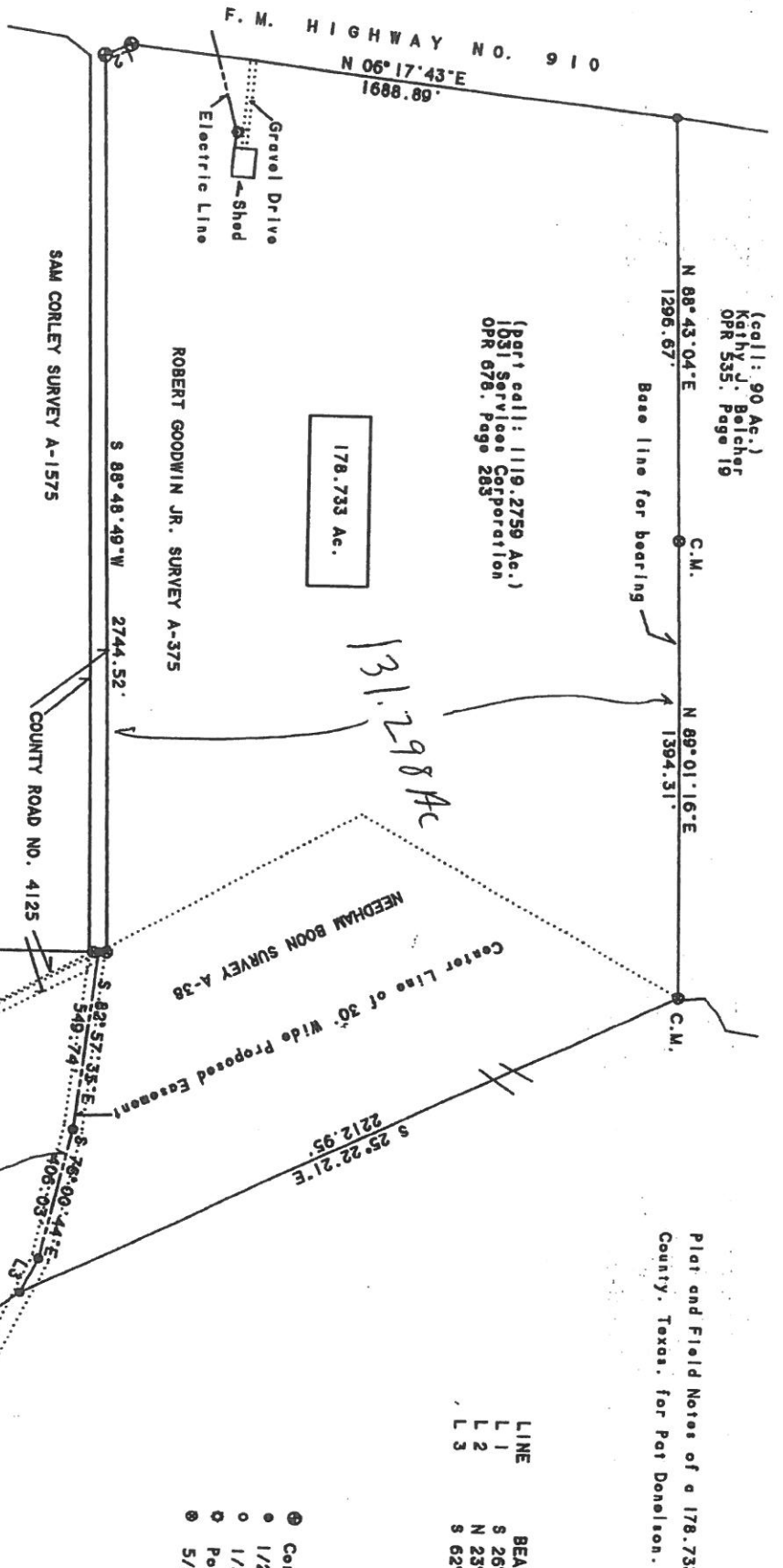
(part call: 119.2759 Ac.)  
 DSI Services Corporation  
 OPR 678, Page 283

178.733 Ac.

131.298 Ac

LINE	BEARING
L 1	S 26°04'32"E
L 2	N 23°01'31"W
L 3	S 62°45'19"E

- ⊙ Concrete ROW Mark
- 1/2" R.S. Rod (a)
- 1/2" Metal Pipe
- ⊙ Power Pole
- ⊙ 5/8" R.S. Rod (f)



SCALE: 1"=400'



HAMMETT SURVEYING  
 PO Box 851  
 Clear Lake, Tx. 75426  
 903-427-3961  
 Firm No. 10061000

(call: 41.186 Ac.)  
 Johnny Drew  
 OPR 508, Page 791

(call: 146.731 Ac.)  
 Johnny Drew  
 OPR 444, Page 349

(call: 2.60 Ac.)  
 Johnny Drew  
 DR 287, Page 233

August 2008  
 Ryan D. Hammett  
 Registered  
 Surveyor No. 10061000

(call: 90 Ac.)  
Kathy J. Belcher  
OPR 535, Page 19

Plat and Field Notes of a 178.733 Ac. tract o  
County, Texas, for Pat Donelson.

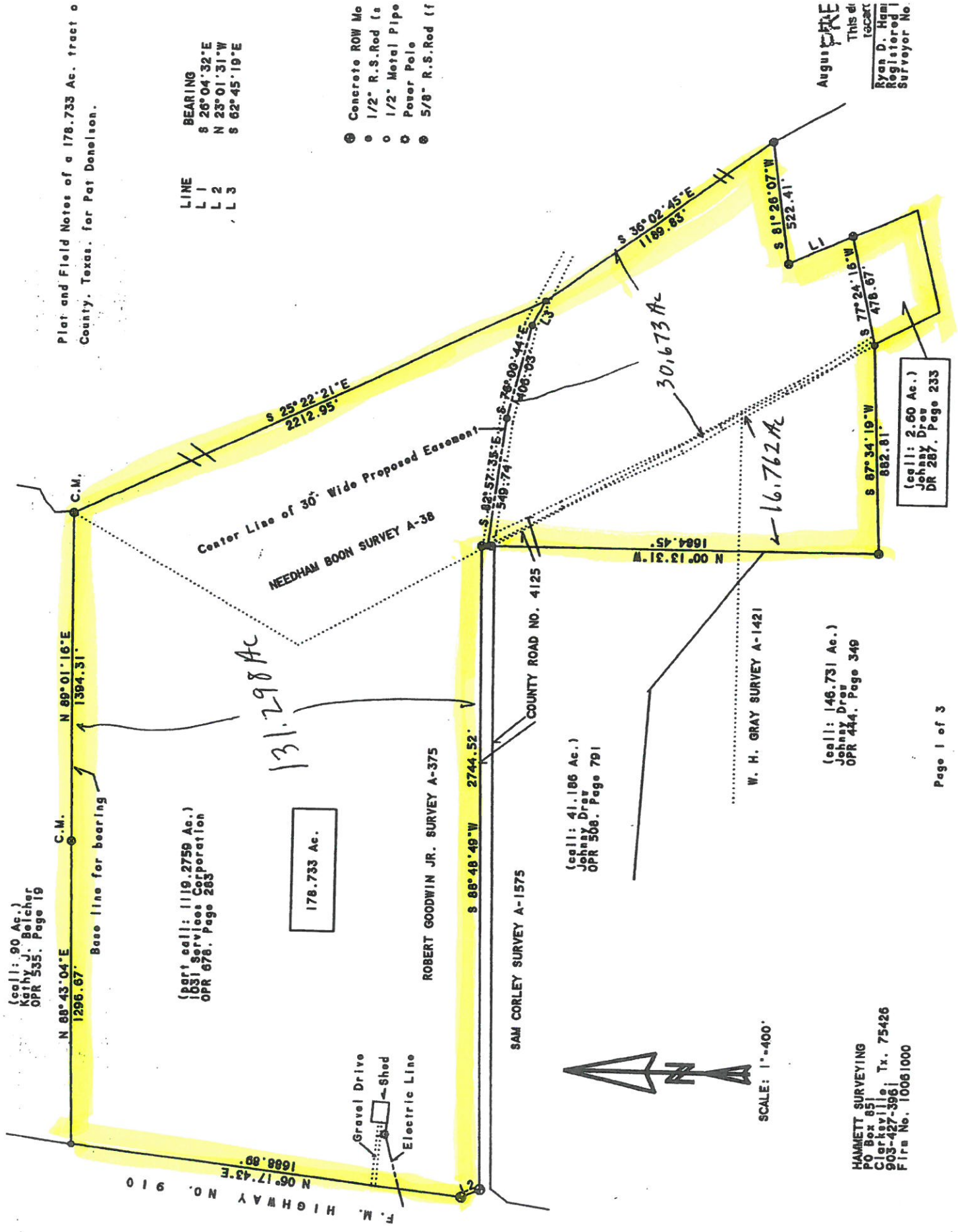
(agrt call: 119.2759 Ac.)  
Jehany Drew  
OPR 678, Page 283

178.733 Ac.

131.298 Ac

30.673 Ac

16.762 Ac



LINE	BEARING
L 1	S 26° 04' 32\" E
L 2	N 23° 01' 31\" W
L 3	S 62° 45' 19\" E

- ⊙ Concrete ROW Mo
- ⊙ 1/2\" R.S. Rod (a
- ⊙ 1/2\" Metal Pipe
- ⊙ Power Pole
- ⊙ 5/8\" R.S. Rod (f

August 2018  
This plat  
Ryan D. Ham  
Registered I  
Surveyor No.

(call: 2.60 Ac.)  
Jehany Drew  
DR 287, Page 233

(call: 146.731 Ac.)  
Jehany Drew  
OPR 444, Page 349

(call: 41.186 Ac.)  
Jehany Drew  
OPR 568, Page 791

HAMMETT SURVEYING  
PO Box 851  
Clarksburg, Tx. 75426  
903-427-3961  
Firm No. 10061000

SCALE: 1\"=400'

