

LEGAL DESCRIPTION

All that certain 106.74 acres tract or parcel of land being situated in the W. Kunkel Survey, Abstract 826 and Block 1 of the T. McCoy Survey, Abstract 269, in Archer County, Texas and being the same 106.3 acres tract conveyed in a Executor's Deed to Darlene Nichols Taylor and Aalice Nichols Wright, as recorded in Vol. 0725, Pg. 0363 of the Official Public Records of said county (Reference Deed - Vol. 440, Pg. 616, Deed Records of said county) and said 106.74 acres tract being described by metes and bounds, as follows:

BEGINNING at 4 inch pipe fence corner found for the occupied southwest corner of Block 6 of said McCoy Survey, the occupied southwest corner of Tract 2, a called 268.74 acres tract recorded in Vol. 0797, Pg. 0895 of said Official Public Records, the occupied northeast corner of Tract 1, a called 123.39 acres tract recorded in said Vol. 0797, Pg. 0895 and the southeast corner described herein;

THENCE North 89°54'10" West, along the north line of said Tract 1, a distance of 3,163.21 feet to a 1/2 inch iron rebar, with an aluminum cap stamped "RPLS 5210", set on the west line of F. M. Highway 2178 and the east line of a called 101.951 acres tract recorded in Inst. No. 146227 of said Official Public Records, for the southwest corner described herein;

THENCE North 46°24'36" East, along said west line, a distance of 12.30 feet to a 1/2 inch iron rebar, with an aluminum cap stamped "RPLS 5210", set at the beginning of a curve to the left, which has a radius of 1,859.86 feet and a long chord that bears North 23°27'36" East, for 1,450.42 feet.

THENCE Northeasterly, with said west line and said curve, an arc distance of 1,489.94 feet to a 1/2 inch iron rebar, with an aluminum cap stamped "RPLS 5210", set at the end of said curve, from which an iron rod, with a cap stamped "LAWSON LAND SURV. 5102", found bears South 07°33'46" West, a distance of 4.32 feet.

THENCE North 00°30'36" East, continuing along said west line, a distance of 365.98 feet to a 1/2 inch iron rebar, with an aluminum cap stamped "RPLS 5210", set in Terrapin Road, for the northeast corner of said 101.951 acres tract and the northwest corner described herein;

THENCE South 89°51'02" East, crossing said F. M. Highway 2178, along Cottonwood Road and the south line of the L. Kunkel Survey, Abstract 827 and Block 2 of said McCoy Survey, recorded in Vol. X, Pg. 119 of said Deed Records and along the south line of Tract III and Tract II recorded in Vol. 16, Pg. 358 of said Deed Records, a distance of 2,587.00 feet to a 1/2 inch iron rebar, with an aluminum cap stamped "RPLS 5210", set on the west line of said Block 6 and the west line of said Tract 2;

THENCE South 00°26'58" West, along said west line, a distance of 1,703.65 feet to the **POINT OF BEGINNING** and containing **106.74** acres of land, of which approximately 6.37 acres lies within Cottonwood Road and F. M. Highway 2178.

STATE OF TEXAS
COUNTY OF ARCHER

I hereby certify that the above and foregoing plat represents an on the ground survey conducted by me in March of 2021 and is true and correct to the best of my knowledge. Original signed and stamped in blue ink.

DATE OF SIGNATURE: March 9, 2021

Donald R. Crowley
DONALD R. CROWLEY R.P.L.S. NO. 5210

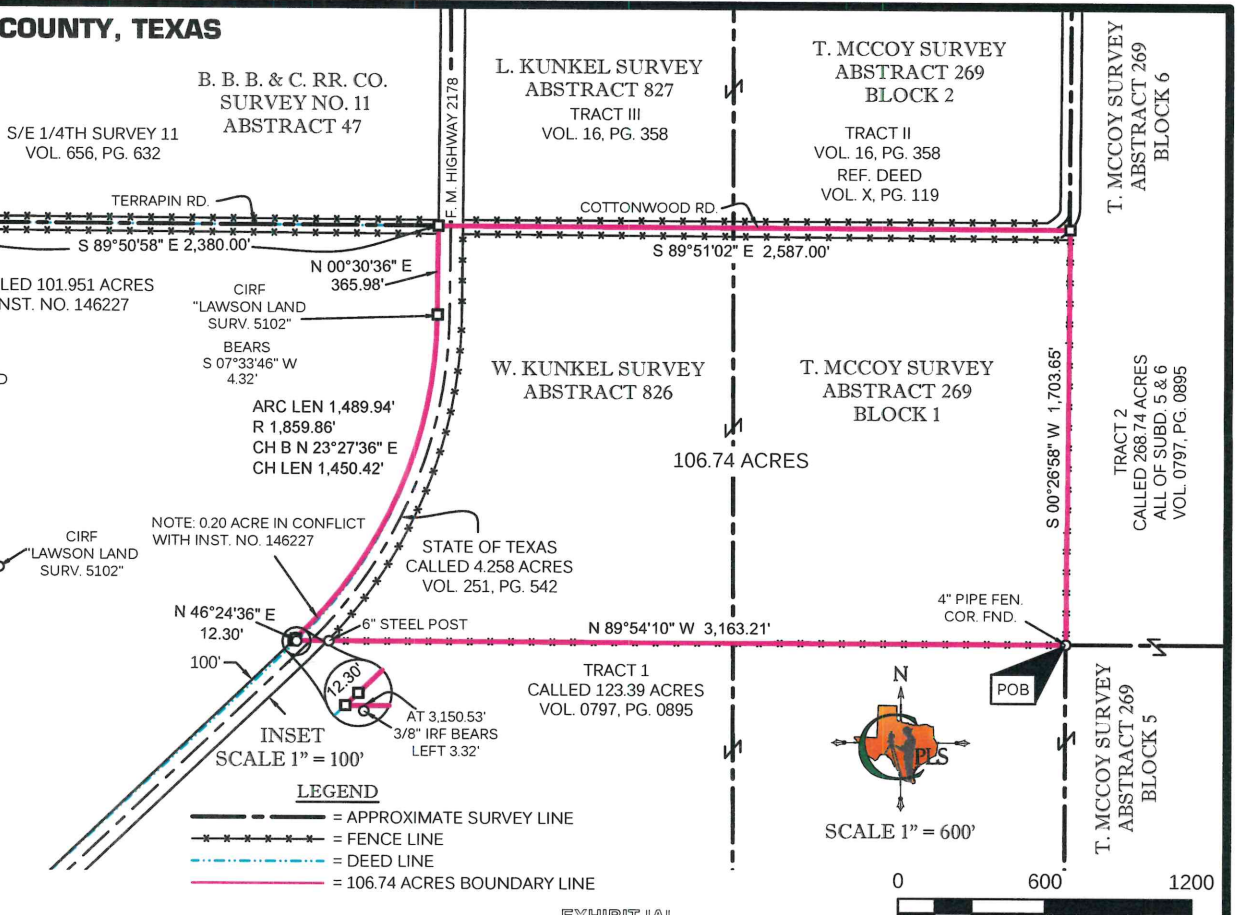
FOR CROWLEY PIPELINE & LAND SURVEYING, L.L.C.
FRN:100465-00

117 W. ARCHER
JACKSBORO, TEXAS 76458
(940) 567-2234 OFFICE
(940) 567-2155 FAX

BEARINGS AND DISTANCES ARE
BASED ON U. S. STATE PLANE
NAD 1983 COORDINATES, TEXAS
NORTH CENTRAL ZONE - 4202



ARCHER COUNTY, TEXAS



DRAWN BY: LAJ
DATE: March 5, 2021
DWG. NO.: 106.74 ACRES.dwg
BOOK NO.: FS
TRACT NO.:
PROJECT AFE:
REVISION

106.74 ACRES

PROJECT: 106 ACRES BCP LAND
PLAT SHOWING A 106.74 ACRES TRACT IN THE W. KUNKEL SURVEY, ABSTRACT 826 AND THE T. MCCOY SURVEY, ABSTRACT 269, BLOCK 1, LOCATED IN ARCHER COUNTY, TEXAS.

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