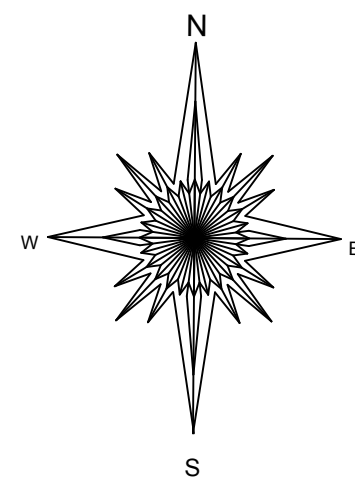


RED RIVER RANCH



FIELD NOTES FOR RED RIVER RANCH

All that certain tract or parcel of land situated about 1.2 miles North 37° west from the City of Clarksville, in Red River County, Texas, part of the John M. Ritchey Survey, Abstract No. 708, and also being a part of the called 95.08 acre tract of land described in a Deed to Classic Country Land, and recorded in Volume _____ Page _____ of the Deed Records of Red River County, and being more particularly described as follows, to wit:

Beginning at a 1/2" iron pin (found) for a corner in the West Line of a called 33.791 acre tract of land described in a Deed to Thomas V. Ragan, Jr., and recorded in Volume 312, Page 521, of the Deed Records of Red River County, same being the most Easterly Southeast corner of said 95.08 acre tract, and same also being the Northeast corner of the Fairground Parkway Addition, and recorded in Volume 324, Page 209, of the Deed Records of Red River County,

Thence S 86° 20' 37" W along a South Line of said 95.08 acre tract and along the North Line of said Fairground Parkway Addition, a distance of 417.864', to a 1/2" iron pin (found), same being the Northwest corner of said Fairground Parkway Addition, and same being the Northeast corner of the Extension of the Fairground Parkway Addition, and recorded in volume 331, Page 209, of the Deed Records of Red River County,

Thence S 85° 54' 24" W along a South Line of said 95.08 acre tract and along the North Line of said Extension, a distance of 719.865', to a 5/8" iron pin (found) for a corner, same being an inside corner of said 95.08 acre tract, and same also being the Northwest corner of said Extension,

Thence S 11° 01' 36" E along an East Line of said 95.08 acre tract and along the West Line of said Extension, a distance of 277.896', to a 5/8" iron pin (found) for a corner in a North line of State Highway 82, same being the most Southerly Southeast corner of said 95.08 acre tract, and same also being the Southwest corner of said Extension;

Thence S 83° 48' 00" W along a South Line of said 95.08 acre tract and along the North Line of said Highway 82, a distance of 743.338', to a concrete highway monument (found) for a corner in an angle point in said Highway R.O.W., same being a Southwest corner of said 95.08 acre tract,

Thence N 40° 18' 59" W along a Southwest Line of said 95.08 acre tract and along a Northeast Line of said Highway 82, a distance of 231.544', to a concrete highway monument (found) for an inside corner,

Thence S 89° 19' 18" W along a South Line of said 95.08 acre tract and along a North Line of said Highway R.O.W., a distance of 35.738', to a 1/2" iron pin (found) for a corner in the East Line of County Road 2163;

Thence N 01° 26' 05" W along the East Line of said County Road 2163 and over said 95.08 acre tract, a distance of 1424.396', to a 1/2" iron pin (set) at the beginning of a curve, same being in the East Line of said County Road 2163;

Thence in a Westerly direction around a counterclockwise curve having an arc distance of 605.665', a radius of 2773.159', and a chord of N 7° 41' 22" W, 604.432', to a 1/2" iron pin (set) for a corner in the intersection of the East Line of said County Road 2163 with the South Line of County Road 2161;

Thence N 85° 28' 25" E along the South Line of said County Road 2161 and across said 95.08 acre tract, a distance of 1171.200', to a 1/2" iron pin (found), same being an inside corner of said 95.08 acre tract, and same being a Southwest corner of a called 160 acre tract of land described in a Deed to Melville H. Steubing, and recorded in Volume 389, Page 603, of the Deed Records of Red River County,

Thence N 85° 12' 35" E along a North Line of said 95.08 acre tract and along a South Line of said 160 acre tract, a distance of 583.164', to a 12" bois d'arc tree found in an angle point,

Thence N 84° 08' 18" E along a North Line of said 95.08 acre tract and along a South Line of said 160 acre tract, a distance of 467.950', to a 7" wood fence corner post (found) for a corner in the East Line of said Ritchey Survey, same being in a West Line of the B. S. Tipton Survey, Abstract No. 824, same being a Northeast corner of said 95.08 acre tract, same being the Southeast corner of said 160 acre tract, and same being in a West Line of a called First Tract tract of land described in a Deed to the Clarksville Independent School District, and recorded in Volume 274, Page 155, of the Deed Records of Red River County,

Thence S 14° 38' 04" E along the Ritchey-Tipton Survey Division Line, along an East Line of said 95.08 acre tract, and along a West Line of said School tract, a distance of 386.129', to a 1 1/4" pipe (found) for a corner in the North Line of a called 9.106 acre Tract One tract of land described in a Deed to Thomas V. Ragan, Jr., and recorded in Volume 312, Page 517, of the Deed Records of Red River County, same being the most Easterly Southeast corner of said 95.08 acre tract, and same being the SouthWest corner of said School tract,

Thence S 81° 20' 21" W along the said Survey Division Line, along a South Line of said 95.08 acre tract, and along a North Line of said 9.106 acre tract, a distance of 464.699', to a 5" wood fence corner post (found) for an inside corner, same being the Northwest corner of said 9.106 acre tract, and same being an inside corner of said 95.08 acre tract;

Thence S 09° 37' 59" E along an East Line of said 95.08 acre tract, along the said Survey Division Line, and along a West Line of said 9.106 acre tract, a distance of 673.636', to a 4" wood fence post (found), same being the Southwest corner of said 9.106 acre tract, and same also being the Northwest corner of said 33.791 acre tract;

Thence S 10° 14' 30" along an East Line of said 95.08 acre tract, along a West Line of said 33.791 acre tract, and along the said Survey Division Line, a distance of 719.725', to a 6" wood fence post (found);

Thence S 11° 53' 56" E along an East Line of said 95.08 acre tract, along a West Line of said 33.791 acre tract and along the said Survey Division Line, a distance of 144.355', to the Place of Beginning, and containing 92.128 acres of land

The bearings recited herein are based on the Deed call of the North Line of said Highway 82, being S 83° 48' 00" W. This description was prepared from an actual survey made on the ground and under my supervision, with field notes completed February 16, 2011, a distance of 673.636', to a 4" wood fence post (found), same being the Southwest corner of said 9.106 acre tract, and same also being the Northwest corner of 33.791 acre tract

February 16, 2011

Wendell J. Moore
Registered Professional
Land Surveyor No. 5723

COUNTY ROAD 2161 (40' R.O.W.)

COUNTY ROAD 2163 (60' R.O.W.)

STATE HIGHWAY 82/37

RED RIVER COUNTY HEALTH DEPARTMENT reviewed by _____ date _____

The owners of the herein described tract of land, do hereby certify that we have caused the same to be plotted as shown, and the sale of all tracts shall be in accordance with this Plat.

owner

RED RIVER RANCH
92.128 ACRES - 13 PARCELS

Owners and Developers:

the Classic Country Land, LLC 972 649 6200
(for Agricultural purposes)

Zoning: _____

- Point of Beginning
- 1/2" iron pin (f)
- 1/2" iron pin (s)
- sewer c. c.
- walter meter
- telephone
- transformer
- utility pole
- conc. monument
- meander

Line	Bearing	Distance
L1	S 85° 54' 24" W	83.000'
L2	S 89° 19' 18" W	35.738'
L3	N 13° 14' 18" E	90.155'
L4	S 86° 00' 00" E	95.251'
L5	N 01° 26' 05" W	26.514'
L6	N 85° 28' 25" E	111.349'
L7	N 12° 40' 33" E	105.935'
L8	S 09° 37' 59" E	30.636'