## ANNEXATION OF 4857.591 ACRES

**AREA 171-LUMINANT MINING COMPANY**

**FIELD NOTI ES FOR 4892.398 ACRES FOR CITY OF SULPHUR SPRINGS ANNEXATION**

**SAVE & EXCEPT 19.217 ACRES IN FM Hwy. 1870 right-of-way**

**NET ACREAGE 4857.591 ACRES**

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**MARIA J. DE LOS SANTOS SURVEY A-146**

**WOODWARD RONE SURVEY A-813**

**W. S. HARPER A-427**

**L. H. McCORKLE SURVEY A-675**

**THOMAS STEWART SURVEY A-874**

**NACOGDOCHES UNIVERSITY SURVEY A-693**

**THOMAS TOBAR SURVEY A-953**

**W. S. HARPER A-427**

**L. H. McCORKLE SURVEY A-675**

**THOMAS STEWART SURVEY A-874**

**NACOGDOCHES UNIVERSITY SURVEY A-693**

**THOMAS TOBAR SURVEY A-953**

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**All that certain tract or parcel of land situated in the Maria J. De Los Santos Coy Survey A-146, The Woodward Rone Survey A-813, The W. S. Harper Survey A-427, The Daniel McDonald Survey A-607, The Nacogdoches University Survey A-693, The Thomas Tobar Survey A-874, The Thomas Stewart Survey A-874, and the M. A. Bowlin Survey A-39, located about 4 miles S 45° E from the City of Sulphur Springs, Hopkins County, Texas, being all or part of the deeds listed in this chart of all the property that was used in the retracement of the Survey of this property, the description refers to the tracts described in the listed documents, that is Vesting Deeds and Adjoining Deeds by Tract Number or other tabulated data;**

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### VESTING DEEDS

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BEGINNING at a ½" rebar found on the North East corner of Tract 1, being on the South East corner of tract 1AA, a 31.52 acre tract described in a deed to Hans Boerhof, dated June 20, 2007, Recorded in Vol. 625, page 767, Official Public Records, and being on the West boundary line of FM Hwy. 1870;

THENCE S 24° 45' 35" E along the East boundary line of said Tract 1 and the West boundary line of said FM Hwy. 1870 a distance of 843.91 feet to a found ½" rebar marked with a "RPLS 4201" cap found for a corner, being on the North East corner of Tract 1-1, a 3.254 acre tract described in a deed to Brian Phillips and Christie Phillips, dated June 19, 2017, Recorded in Doc. #2017-3208, Official Public Records;

THENCE S 73° 02' 17" W along the North boundary line of said Tract 1-1 a distance of 210.38 feet to a found ½" rebar marked with a "RPLS 4201" cap for a corner;

THENCE S 64° 02' 42" W along the North boundary line of said Tract 1-1 a distance of 253.90 feet to a found ½" rebar marked with a "RPLS 4201" cap for a corner;

THENCE S 15° 43' 25" E along the West boundary line of said Tract 1-1 a distance of 258.13 feet to a found ½" rebar marked with a "RPLS 4201" cap for a corner;

THENCE N 74° 11' 18" E along the South boundary line of said Tract 1-1 a distance of 509.00 feet to a ½" rebar marked with a "Cooper" cap set for a corner, and being on the West boundary line of said FM Hwy. 1870;
THENCE S 24° 37' 38" E along the West boundary line of said FM Hwy. 1870, and the East boundary line of Tract 1A, a distance of 783.78 feet to a found Concrete Monument at Hwy. P. T. Sta. 205+96.7 for a corner;

Along said FM Hwy. 1870 right-of-way and the Easterly boundary line of Tracts 1A, 4A, 7A, 12, 12C, 12A, 12B, and 8 as follows;

THENCE S 23° 17' 32" E along the West boundary line of said FM Hwy. 1870 a distance of 501.40 feet to a ½" rebar marked with a "Cooper" cap set for a corner;

THENCE N 88° 52' 28" E along the South boundary line of said FM Hwy. 1870 a distance of 80.40 feet to a ½" rebar marked with a "Cooper" cap set for a corner;

THENCE along the West boundary line of said FM Hwy. 1870 on a curve to the left in a South Easterly direction whose long chord is S 48° 08' 31" E a distance of 837.35 feet and whose radius is 2351.83 feet with a tangent of 425.47 feet and whose central angle for this part is 20° 30' 33" an arc distance of 841.84 feet to a found 5/8" rebar marked with a "Longview Surveying" cap at Hwy. P. C. Sta. 192+51.4 for a corner;

THENCE S 58° 08' 40" E along the West boundary line of said FM Hwy. 1870 a distance of 303.46 feet to a found concrete monument at Hwy. Sta. 189+49.2 for a corner;

THENCE S 89° 49' 17" E along the West boundary line of said FM Hwy. 1870 a distance of 20.87 feet to a found concrete monument at Hwy. Sta. 189+33.3 for a corner;

THENCE S 58° 16' 58" E a distance of 177.88 feet to a found concrete monument at Hwy. Sta. 187+50 for a corner;

THENCE S 26° 44' 51" W a distance of 10.25 feet to a found concrete monument at Hwy. Sta. 187+50 for a corner;

THENCE S 58° 20' 48" E along the West boundary line of said FM Hwy. 1870 a distance of 2025.94 feet to a found concrete monument at Hwy. P. T. Sta. 167+25.6 for a corner;

THENCE along the West boundary line of said FM Hwy. 1870 on a curve to the left in a South Easterly direction whose long chord is S 64° 24' 10" E a distance of 1220.14 feet and whose radius is 5789.58 feet with a tangent of 613.49 feet and whose central angle for this part is 12° 05' 51" an arc distance of 1222.41 feet to a found concrete monument at Hwy. P. C. Sta. 155+15.6 for a corner;

THENCE S 70° 24' 17" E along the South boundary line of said FM Hwy. 1870 a distance of 744.96 feet to a found concrete monument at Hwy. Sta. 147+70 for a corner;

THENCE S 15° 24' 16" E along the South boundary line of said FM Hwy. 1870 a distance of 121.44 feet to a found concrete monument for a corner;

THENCE S 19° 35' 44" W along the West boundary line of said FM Hwy. 1870 a distance of 150.00 feet to a ½" rebar set for a corner;

THENCE S 70° 24' 16" E along the South boundary line of said FM Hwy. 1870 a distance of 41.72 feet to a ½" rebar set for a corner, being in the center of CR 2306;

THENCE N 89° 53' 05" W along the center of said CR 2306 a distance of 2241.22 feet to a 1/2" rebar set for a corner, being on the North boundary line of the Louisiana – Arkansas Rail Road now owned by The Kansas City Southern Railway;
THENCE S 15° 05' 59" W crossing the said rail road at a distance of 100.00 feet to a 1/2" rebar set for a corner, being on the South boundary line of the said Louisiana – Arkansas Rail Road now owned by The Kansas City Southern Railway;

Along the South boundary line of said rail road and the North boundary line of Tracts 31, 32, 33, and 42 as follows:

THENCE S 73° 08' 57" E along the South boundary line of said rail road a distance of 1715.31 feet to a 1/2" rebar set for a corner;

THENCE along the South boundary line of said rail road on a curve to the right in a South Easterly direction, whose Long chord is S 68° 29' 41" E a distance of 522.17 feet and whose radius is 3274.04 feet with a tangent distance of 261.92 feet and whose central angle for this part is 9° 08' 52" an arc distance of 522.72 feet to a 1/2" rebar set for a corner;

THENCE S 63° 30' 49" E along the South boundary line of said rail road a distance of 3044.46 feet to a found 1/2" rebar for a corner, being on the North East corner of said Tract 42, and being on the West boundary line of said FM Hwy. 1870;

THENCE S 63° 29' 38" E crossing FM Hwy. 1870 along the South boundary line of said rail road a distance of 120 feet to a 1/2" rebar set for a corner, being on the South boundary line of said FM Hwy. 1870, being on the North boundary line of CR 2319, and being on the North West corner of Tract 140A, the remainder of a 2 acre tract described in a deed from K. E. Ross and wife Lillie N. Ross to Phillip Ross et ux Glenda Ross dated May 19, 1978, recorded in Vol. 389, page 441, Deed Records;

THENCE S 26° 30' 14" W along the South boundary line of said FM Hwy. 1870 a distance of 351.55 feet to a ½" rebar set for a corner, being on the South West corner of said Tract 140A, the remainder of said 2 acre tract and being on the North West corner of said Tract 139;

THENCE S 64° 44' 38" E along the South boundary line of said Tract 140A and the North boundary line of said Tract 139 a distance of 36.33 feet to a found 1/2" iron pipe for a corner, being on the North boundary line of said Tract 139 and being on South West corner of said Tract 140;

THENCE N 24° 15' 26" E along the South boundary line of said Tract 140A and the North boundary line of said Tract 140 a distance of 351.03 feet to a ½" rebar set for a corner, being on the North East corner of said Tract 140A, being on the North West corner of said Tract 140, being on the South boundary line of said rail road and being on the North boundary line of said CR 2319;

THENCE S 63° 31' 14" E along the South boundary line of said rail road and the North boundary line said CR 2319 a distance of 724.39 feet to a found Longview cap for a corner, being on the North West corner of said Tract 155, a called 0.52 acre tract, described in a deed to The Ensercor Corporation, Dated May 24, 1984, recorded in Vol. 441, page 262, Deed Records;

THENCE S 26° 37' 23" W along the West boundary line of said Tract 155, a 0.52 acre tract, a distance of 190.00 feet to a ½" rebar set for a corner, being on the South West corner of said Tract 155, a 0.52 acre tract;

THENCE S 63° 32' 24" E along the South boundary line of said Tract 155, a 0.52 acre tract a distance of 150.00 feet to a ½" rebar set for a corner, being on the South East corner of said Tract 155, 0.52 acre tract;

THENCE N 26° 38' 12" E along the South boundary line of said Tract 155, a 0.52 acre tract, a distance of 190.00 feet to a Longview cap found for a corner, being on the North East corner of said Tract 155, a 0.52 acre Tract, being on the South boundary line of said rail road and being on the North boundary line of said CR 2319;
THENCE S 63° 26’ 06” E along the South boundary line of said Rail Road, the North boundary line of said CR 2319, and the North boundary line of Tract 45, a distance of 433.74 feet to a ½” rebar set for corner;

THENCE along the South boundary line of said Rail Road and the North boundary of Tracts 45, 48B, 48A, and 48 on a curve to the right in a South Easterly direction, whose Long chord is S 49° 47’ 01” E a distance of 932.72 feet and whose radius is 2083.48 feet with a tangent distance of 478.50 feet and whose central angle for this is 25° 52’ 08” an arc distance of 940.69 feet to a 1/2” rebar set for a corner;

THENCE S 35° 09’ 07” E along the South boundary line of said rail road, the North boundary line of said Tracts 48, 49, & 63A, and the North boundary line of said CR 2319 a distance of 2297.79 feet to a ½” rebar set for a corner, being on the intersection of the South boundary line of said rail road with the center of said CR 2319, where it turns South, being also in CR 2318;

THENCE S 0° 42’ 07” E along the East boundary line of said Tracts 63A and Tract 60, along the West boundary line of said Tract 61 and the center of said CR 2319 a distance of 905.47 feet to a 60d nail found for a corner, being on the North West corner of said Tract 61A, a found ½” rebar marked with a “Beasley” cap bears N 89° 20’ 16” E a distance of 20.6 feet;

THENCE S 0° 53’ 58” E along the West boundary line of said Tract 61A and the center of said CR 2319 a Distance of 249.34 feet to a found 60d nail for a corner, being on the South West corner of said Tract 61A, a found ½” rebar bears N 89° 20’ 16” E, a distance of 19.6 feet;

THENCE N 89° 20’ 16” E along the South boundary line of said Tract 61A a distance of 194.24 feet to a found ½” rebar marked with a “Beasley” cap for a corner, and being on the South East corner of said Tract 61A;

THENCE N 0° 40’ 45” W along the East boundary line of said Tract 61A a distance of 249.34 feet to a found ½” rebar for a corner, and being on the North East corner of said Tract 61A;

THENCE S 89° 20’ 16” W along the North boundary line of said Tract 61A a distance of 174.58 feet to a found ½” rebar marked with said “Beasley” cap;

THENCE N 0° 42’ 07” W along the East boundary line of said CR 2319 a distance of 875.43 feet to a ½” rebar set on the South boundary line of said rail road for a corner;

THENCE S 35° 09’ 07” E along the South boundary line of said rail road, and the North boundary line of said Tract 61, a distance of 2547.02 feet to a to a ½” rebar found for a corner, being on the South East corner of said Tract 61, and being on the North East corner of said Tract 151;

THENCE S 85° 09’ 09” W along the South boundary line of said Tract 61 and the North boundary line of said Tract 151 a distance of 1078.11 feet to a found 5/8” rebar marked with a “Longview Surveying” cap for a corner, being on the East boundary line of said Tract 145, being on the center of said CR 2319, and being on the South West corner of said Tract 61;

THENCE N 44° 54’ 37” W along the Center of said CR 2319, the West boundary line of said Tract 61 and the East boundary line of said Tract 145 a distance of 110.95 feet to a found 5/8” rebar marked with a “Longview Surveying” cap for a corner, being on the North East corner of said Tract 145;

THENCE S 89° 19’ 57” W a distance of 310.00 feet to a ½” rebar marked with a “Cooper” cap set for a corner, being on the East boundary line of said Tract 70, and being on the most Northerly North West corner of said Tract 145;
THENCE S 1° 03' 10" E along the West boundary line of said Tract 145 and the East boundary line of said Tract 70 a distance of 1561.26 feet to a found 3/8" rebar for a corner, being on the South East corner of said Tract 70, and being on an external angle corner of Tract 145;

THENCE S 88° 50' 33" W along the North boundary line of said Tract 145 and the South boundary line of Tracts 70, 62 and 69 a distance of 3680.67 feet to a ½" rebar marked with a “Cooper” cap set for a corner, being on the South West corner of said Tract 69, being on the most Westerly North West corner of said Tract 145, and being on the East boundary line of Said FM Hwy. 1870;

THENCE S 88° 50' 33" W, crossing said FM Hwy. 1870, a distance of 120.00 feet to a ½" rebar marked with a “Cooper” cap set for a corner, being on the West boundary line of said FM Hwy. 1870, and being on the East boundary line of Tract 80;

Along the West boundary line of said FM Hwy. 1870 and the East boundary line of Tract 80, 82, and 85 as follows:

THENCE S 1° 56' 27" E along the West boundary line of said FM Hwy. 1870 a distance of 2333.03 feet to a ½" rebar marked with a “Cooper” cap set for a corner, being on Hwy. Sta. 11+21.9;

THENCE along the West boundary line of said FM Hwy. 1870 on a curve to the left in a Southerly direction, whose Long chord is S 3° 59' 25" E a distance of 826.10 feet and whose radius is 11519.15 feet with a tangent distance of 413.32 feet and whose central angle for this is 4° 06' 36" an arc distance of 826.28 feet to a 1/2" rebar set for a corner, being on Hwy. Sta. 3+00;

THENCE S 2° 35' 00" W along the West boundary line of said FM Hwy. 1870 a distance of 162.39 feet to a ½" rebar marked with a “Cooper” cap set for a corner;

THENCE S 38° 55' 00" W along the West boundary line of said FM Hwy. 1870 a distance of 101.12 feet to a ½" rebar set for a corner, being on the North Boundary line of State Hwy. 11;

Along the North boundary line of State Hwy. 11 and the South boundary line of Tract 85, 84, 84A, 76C, 76, 76B, 76A, 75, 64, 73A, 73, 73B, 71, 72 and 162 as follows:

THENCE along the North boundary line of said State Hwy. 11 on a curve to the right in a Westerly direction, whose Long chord is N 88° 04' 10" W a distance of 126.52 feet and whose Radius is 5679.58 feet with a tangent distance of 63.26 feet and whose central angle for this part is 1° 16' 35" an arc distance of 126.52 feet to a wooden post for a corner, being on Hwy. Sta. 320+51.5;

THENCE N 87° 29' 05" W along the North boundary line of said State Hwy. 11 a distance of 1781.10 feet to a ½" rebar marked with a “Cooper” cap set for a corner, being on Hwy. P. T. Sta. 302+69.9;

THENCE along the North boundary line of said State Hwy. 11 on a curve to the right in a North Westerly direction whose long chord is N 82° 08' 18" W a distance of 537.86 feet and whose radius is 2814.79 feet with a tangent of 270.17 feet and whose central angle for this part is 10° 57' 54" an arc distance of 538.68 feet to a found concrete monument at Hwy. P. C. Sta. 297+31.6 for a corner;

THENCE N 76° 41' 51" W along the North boundary line of said State Hwy. 11 a distance of 2431.60 feet to a found concrete monument for a corner, being on Hwy. P. I. Sta. 273+00;

THENCE N 78° 19' 51" W along the North boundary line of said State Hwy. 11 a distance of 488.90 feet to a found concrete monument for a corner, being on Hwy. P. I. Sta. 268+11.1;
THENCE N 77° 13' 46" W along the North boundary line of said State Hwy. 11 a distance of 1610.44 feet to a found concrete monument for a corner, being on Hwy. P. I. Sta. 251+99.6;

THENCE N 76° 30' 58" W along the North boundary line of said State Hwy. 11 a distance of 1696.33 feet to a found concrete monument for a corner;

THENCE N 76° 31' 22" W along the North boundary line of said State Hwy. 11 a distance of 1000.57 feet to a found concrete monument for a corner;

THENCE N 76° 30' 48" W along the North boundary line of said State Hwy. 11 a distance of 1205.68 feet to a found concrete monument for a corner, being on Hwy. P. T. Sta. 212+96.6;

THENCE along the North boundary line of said State Hwy. 11 on a curve to the right in a Westerly direction, whose Long chord is N 65° 05' 42" W a distance of 1493.55 feet and whose Radius is 3769.72 feet with a tangent distance of 761.87 feet and whose central angle for this part is 22° 51' 05" an arc distance of 1503.49 feet to a ½" rebar set for a corner, being on Hwy. P. C. Sta. 197+61;

THENCE N 53° 26' 51" W along the North line of said State Hwy. 11 a distance of 412.70 feet to a 3/8" rebar found for a corner, being on the South West corner of said Tract 162 and being on the South East corner of said Tract 163;

THENCE N 1° 33' 54" W along the West boundary line of said Tract 162 and the East boundary line of said Tract 163 a distance of 294.38 feet to a ½" rebar set for a corner, being on an external corner of said Tract 162 and being on an internal corner of said Tract 163;

THENCE N 75° 58' 16" W along the South boundary line of said Tract 162 and the North boundary line of said Tract 163 a distance of 190.05 feet to a 3/8" rebar found for a corner, being on the West boundary line of said Tract 162, being on the North West corner of said Tract 163, and being on the East boundary line of said Tract 98H;

THENCE N 6° 58' 42" W along the West boundary line of said Tract 162 and the East boundary line of said Tract 98H a distance of 171.86 feet to a ⅜" rebar set for a corner, being on the North West corner of said Tract 162, being on the North East corner of said Tract 98H, being on the South boundary line of Tract 100, and being on the center of CR 2309;

THENCE N 87° 45' 52" E along the South boundary line of said Tract 100, the North boundary line of said Tract 162 and the center of said CR 2309 a distance of 7.45 feet to a found 60d nail for a corner, being on the South West corner of said Tract 100A, a set ½" rebar bears N 0° 43' 52" W a distance of 20 feet;

THENCE N 87° 45' 25" E along the South boundary line of said Tract 100A, the North boundary line of said Tract 162 and the center of said CR 2309 a distance of 311.81 feet to a ½" rebar set for a corner, being on the South East corner of said Tract 100A, a set ½" rebar bears N 0° 41' 31" W a distance of 20 feet;

THENCE N 0° 41' 31" W along the East boundary line of said Tract 100A a distance of 429.29 feet to a ½" rebar set for a corner, being on the North East corner of said Tract 100A;

THENCE S 89° 16' 26" W along the North boundary line of said Tract 100A a distance of 312.00 feet to a ½" rebar set for a corner, being on the North West corner of said Tract 100A;

THENCE S 0° 43' 52" E along the West boundary line of said Tract 100A a distance of 437.50 feet to the South West corner of said Tract 100A, being on the South boundary line of said Tract 100, being on the North boundary line of said Tract 162, and being on the center of said CR 2309;
THENCE S 87° 45' 52" W along the South boundary line of said Tract 100, the North boundary line of said Tract 162 and the center of said CR 2309 a distance of 7.45 feet to a ½” rebar found for a corner, being on the North West corner of said Tract 162, and being on the North East corner of said Tract 98H;

THENCE S 87° 56' 10" W along the South boundary line of said Tract 100, the North boundary line of said Tract 98H, and the center of said CR 2309 a distance of 7.80 feet to a 3/8” Spike Nail found for a corner, being on the South West corner of said Tract 98H; and being on the North East corner of said Tract 98A;

THENCE S 87° 56' 10" W along the South boundary line of said Tract 98A, the North boundary line of said Tract 98H, and the center of said CR 2309 a distance of 446.47 to a 60d for a corner, being on the South West corner of said Tract 98A and being on the North Boundary line of State Hwy. 11;

THENCE N 53° 75' 56" W along the South boundary line of said Tract 98A, and the North boundary line of said State Hwy. 11 a distance of 483.62 feet to a ½” rebar set for a corner, being on an external corner of said Tract 98A, and being on the South East corner of Tract 98G;

THENCE N 35° 50' 53" E along the East boundary line of said Tract 98G, and the West boundary line of said Tract 98A a distance of 301.13 feet to a ½” rebar set for a corner, being on the North East corner of said Tract 98G, and being on an internal corner of said Tract 98A;

THENCE N 51° 19' 36" W along the North boundary line of said Tract 98G, and the South boundary line of said Tract 98A a distance of 149.17 feet to a ½” rebar set for a corner, being on the North West corner of said Tract 98G, and being on the North East corner Tract 98F;

THENCE N 51° 51' 27" W along the North boundary line of said Tract 98F, and the South boundary line of said Tract 98A a distance of 151.46 feet to a ½” rebar set for a corner, being on the North West corner of said Tract 98F, and being on the North East corner said Tract 98B;

THENCE S 38° 24' 18" W along the West boundary line of said Tract 98F, and the East boundary line of said Tract 98A a distance of 15.27 feet to a ½” rebar set for a corner, being on the North East corner of said Tract 98B;

THENCE N 53° 24' 56" W along the North boundary line of said Tract 98B, and the South boundary line of said Tract 98A a distance of 144.82 feet to a ½” rebar set for a corner, being on the North West corner of said Tract 98B;

THENCE S 35° 34' 45" W along the West boundary line of said Tract 98B, and the East boundary line of said Tract 98A a distance of 296.81 feet to a found 5/8” rebar marked with a “Longview Surveying” cap for a corner, being on the South West corner of said Tract 98B, being on the South boundary line of said Tract 98A and being on the North boundary line of said State Hwy. 11;

THENCE N 53° 17' 36" W along the South boundary line of said Tract 98A, and the North boundary line of said State Hwy. 11 a distance of 381.94 feet to a ½” rebar found for a corner, being on the South East corner of said Tract 98E;

THENCE N 18° 27' 09" E along the East boundary line of said Tract 98E, and the West boundary line of said Tract 98A a distance of 176.73 feet to a ½” rebar set for a corner, being on the North East corner of Tract 98E and an internal corner of said Tract 98A;

THENCE N 52° 18' 02" W along the North boundary line of said Tract 98E, and the South boundary line of said Tract 98A a distance of 100.70 feet to a ½” rebar set for a corner, being on the North West corner of said Tract 98E and being on the North East corner of said Tract 98C;
THENCE N 52° 51' 55" W along the North boundary line of said Tract 98C, and the South boundary line of said Tract 98A a distance of 123.08 feet to a found 5/8" rebar marked with a “Longview Surveying" cap for a corner, being on the North West corner of Tract 98C and being on the most Southerly South West corner of said Tract 98A, and being on the East boundary line of said Tract 98D;

THENCE S 24° 13' 33" W along the West boundary line of said Tract 98C, and the East boundary line of said Tract 98D a distance of 79.85 feet to a found 1/2" iron pipe for a corner, being on an internal corner of said Tract 98C and being on an external corner of said Tract 98D;

THENCE N 52° 36' 40" W along the South boundary line of said Tract 98D, and the North boundary line of said Tract 98C a distance of 7.00 feet to a 1/2" rebar set for a corner, being on an external corner of said Tract 98C and being on an internal corner of said Tract 98D;

THENCE S 19° 40' 52" W along the East boundary line of said Tract 98D, and the West boundary line of said Tract 98C a distance of 102.11 feet to a 1/2" rebar set for a corner, being on the South West corner of said Tract 98C, being on South East corner of said Tract 98D, and being on the North boundary line of said State Hwy. 11;

THENCE N 52° 50' 05" W along the South boundary line of said Tract 98D, Tract 98, and the North boundary line of said State Hwy. 11 a distance of 279.58 feet to a 1/2" rebar set for a corner, being on the South West corner of said Tract 98 and being on South East corner of Tract 156;

THENCE N 1° 44' 45" W along the West boundary line of said Tract 98, and the East boundary line of said Tract 156 a distance of 836.77 feet to a found 5/8" rebar marked with a “Longview Surveying" cap for a corner, being on the North corner of said Tract 156, and being on East boundary line of said Tract 95;

THENCE N 1° 36' 00" W along the West boundary line of said Tract 98, and the East boundary line of said Tract 95 a distance of 255.96 feet to a 1/2" rebar set for a corner, being on the North West corner of said Tract 98, and being on South West corner of Tract 96;

THENCE N 88° 30' 54" E along the North boundary line of said Tract 98, and the South boundary line of said Tract 96 a distance of 968.94 feet to a 1/2" rebar set for a corner, being on the South East corner of said Tract 96, and being on South West corner of said Tract 96;

THENCE N 1° 20' 43" W along the East boundary line of said Tract 96, and the West boundary line of said Tract 97 a distance of 2292.04 feet to a 1/2" rebar set for a corner, being on the North East corner of said Tract 96, and being on the South East corner of said Tract 134;

THENCE N 89° 16' 40" W along the North boundary line of said Tract 96, and the South boundary line of said Tract 134 a distance of 958.77 feet to a 1/2" rebar set for a corner, being on the North West corner of said Tract 96, being on South West corner of said Tract 134, being on the East boundary line of said Tract 123, and being on the West boundary line of CR 2307;

THENCE S 1° 04' 31" E along the East boundary line of said Tract 123, the West boundary line of said Tract 96, and crossing said CR 2307 a total distance of 112.30 feet to a found 5/8" rebar marked with a “Longview Surveying" cap found for a corner, and being on the North East corner of Tract 123A;

THENCE S 56° 30' 19" W along the South boundary line of said Tract 123, the North boundary line of said Tract 123A, and generally along the center of said CR 2307 a distance of 263.19 feet to a 1/2" rebar set for an angle corner;
THENCE S 31° 40' 20" W along the South boundary line of said Tract 123, the North boundary line of said Tract 123A, and generally along the center of said CR 2307 a distance of 620.15 feet to a found 5/8" rebar marked with "Longview Surveying" cap for a corner, being on the South West corner said Tract 123A, and being on the North boundary line of Tract 95;

THENCE S 89° 29' 13" W along the South boundary line of said Tract 123, the South boundary line of Tract 90, the North boundary line of said Tract 95 and the North boundary line of Tract 95-0, and the South boundary line of said CR 2307 a distance of 255.44 feet to a 5/8" rebar marked with a "Longview Surveying" cap found for a corner, being on the South East corner of Tract 90B;

THENCE S 89° 26' 52" W, along the South boundary line of said Tract 90B, the North boundary line of said Tract 95-0, the North boundary line of Tract 95A, and the South boundary line of said CR 2307 a distance of 150.12 feet to found 5/8" rebar marked with a "Longview Surveying" cap for a corner, being on the South West corner of Said Tract 90B;

THENCE S 89° 37' 51" W along the South boundary line of said Tract 90, the North boundary line of said Tract 95A and the South boundary line of said CR 2307 a distance of 69.09 feet to a found 5/8" rebar marked with a "Longview Surveying" cap for a corner, being on the South East corner of Tract 90A;

THENCE N 1° 18' 41" W along the East boundary line of said Tract 90A and the West boundary line of said Tract 90 a distance of 327.27 feet to a found 5/8" rebar marked with a "Longview Surveying" cap for a corner, being on the North East corner of said Tract 90A;

THENCE S 53° 19' 21" W along the North boundary line of said Tract 90A and the South boundary line of said Tract 90 a distance of 296.01 feet to a found 5/8" rebar marked with a "Longview Surveying" cap for a corner, being on the North West corner of said Tract 90A;

THENCE S 2° 07' 37" E along the West boundary line of said Tract 90A and the East boundary of said Tract 90 a distance of 152.76 feet to a found 5/8" rebar marked with a "Longview Surveying" cap for a corner;

THENCE N 89° 30' 53" E along the South boundary line of said Tract 90A a distance of 14.17 feet to a found 5/8" rebar marked with a "Longview Surveying" cap for a corner, being on the West edge pavement, and being West of the Center of said CR 2307;

THENCE S 1° 49' 14" E along the East boundary line of said Tract 94 and the West edge of pavement of said CR 2307, not following the center of said CR 2307, a distance of 1005.81 feet to a found Longview Surveying 5/8" rebar for a corner, being on the South East corner of Tract 94E;

THENCE N 54° 21' 57" W along the North boundary line of said Tract 94E and the South boundary line of said Tract 94 a distance of 196.43 feet to a 1/2" rebar set for a corner;

THENCE S 4° 50' 28" W along the West boundary line of said Tract 94E and the East boundary line of said Tract 94 a distance of 214.48 feet to a found Long Surveying 5/8" rebar for a corner, being on the North boundary line of Tract 94D;

THENCE N 54° 20' 00" W along the South boundary line of said Tract 94 and the North boundary line of said Tract 94D a distance of 4.80 feet to a 1/2" rebar set for a corner, being on the East boundary line of Tract 94C;

THENCE N 35° 39' 00" E along the East boundary line of said Tract 94C and the West boundary line of said Tract 94 a distance of 1.50 feet to a 1/2" rebar set for a corner, being on the North East corner of said Tract 94C;
THENCE N 54° 21' 24" W along the South boundary line of said Tract 94 and the North boundary line of said Tracts 94C, 94B, and 94A a distance of 512.24 feet to a 5/8" rebar marked with a “Longview Surveying” cap found for a corner, being on the North West corner of said Tract 94A;

THENCE S 35° 33' 00" W along the East boundary line of said Tract 94 and the West boundary line of said Tracts 94A a distance of 361.45 feet to a 5/8" rebar marked with a “Longview Surveying” cap found for a corner, being on the South West corner of said Tract 94A, being on the most Southerly South East corner of said Tract 94, and being on the North boundary line of said State Hwy. 11;

THENCE N 52° 49' 43" W along the South boundary line of said Tract 94 and the North boundary line of said State Hwy. 11 a distance of 1951.13 feet to a 5/8" rebar found for a corner, being on the East corner of Tract said 159;

THENCE N 31° 30' 18" W along the North boundary line of said Tract 159 and the South boundary line of said Tract 94 a distance of 287.78 feet to a 1/2" rebar found for a corner, being on an internal corner of said Tract 159 and being on an external corner of said Tract 94;

THENCE N 4° 44' 21" W along the East boundary line of said Tract 159 and the East boundary line of said Tract 158 a distance of 304.44 feet to a 1/2" rebar set for a corner, being on the most Westerly North West corner of said Tract 94;

THENCE N 84° 02' 36" E along the South boundary line of said Tract 158 and the North boundary line of said Tract 94 a distance of 118.45 feet to a 3/8" rebar set for a corner, being on the most Easterly South East corner of said Tract 158 and being on the South corner of said Tract 92;

THENCE N 0° 04' 34" E along the East boundary line of said Tract 158 and the West boundary line of said Tract 92 a distance of 115.93 feet to a 3/8" rebar for a corner; being on the most Easterly North East corner of said Tract 158, and being on the most Southerly South East corner of said Tract 87;

THENCE N 80° 05' 45" W along the North boundary line of said Tract 158 and the South boundary line of said Tract 87 a distance of 361.59 feet to a found 3/8" rebar for a corner; being on the North West corner of said Tract 158 and being on the North East corner of said Tract 87;

THENCE N 80° 08' 16" W along the North boundary line of said Tract 157 and the South boundary line of said Tract 87 a distance of 199.90 feet to a found 5/8" rebar marked with a “Longview Surveying” cap for a corner; being on the North West corner of said Tract 157, being on the South West corner of said Tract 87, and being on the East boundary line of Tract 86B;

THENCE N 6° 33' 35" E along the West boundary line of said Tract 87 and the East boundary line of said Tract 86B and said Tract 86 a distance of 1698.99 feet to a found 5/8" rebar marked with a “Longview Surveying” cap for a corner; being on the North West corner of said Tract 87, being on the most Easterly North East corner of said Tract 86, and being on the South boundary line of said Tract 88;

THENCE S 88° 06' 30" W along the South boundary line of said Tract 88 and the North boundary line of said Tract 86 a distance of 141.42 feet to a 1/2" rebar set for a corner; being on the South West corner of said Tract 88, and being on an internal corner of said Tract 86;

THENCE N 0° 47' 56" W along the West boundary line of said Tract 88 and the East boundary line of said Tract 86 a distance of 259.87 feet to a found 1/2" rebar for a corner; being on the most Northerly North East corner said Tract 86, and being on the South East corner of Tract 172;
THENCE N 4° 10' 11" W along the West boundary line of said Tract 88 and the East boundary line of said Tract 172 a distance of 395.25 feet to a ½" rebar set for a corner; being on the North West corner said Tract 88, being on the North East corner of said Tract 172, being on the South East corner of said Tract 164, and being on the South West corner of said Tract 173;

THENCE N 86° 56' 15" E along the North boundary line of said Tract 88 and the South boundary line of said Tract 173 a distance of 904.86 feet to a ½" rebar found for a corner; being on the South East corner said Tract 173, being on the South West corner of said Tract 170, and being on the center of CR 2307;

THENCE N 2° 27' 28" W along the West boundary line of said Tract 170, the East boundary line of said Tract 173, and the center of said CR 2307 a distance of 1008.21 feet to a ½" rebar found for a corner;

THENCE N 5° 21' 19" E along the West boundary line of said Tract 170, the East boundary line of said Tract 173, and the center of said CR 2307 a distance of 564.37 feet to a ½" rebar found for a corner;

THENCE N 13° 21' 07" E along the West boundary line of said Tract 170, the East boundary line of said Tract 173 and said Tract 164, and the center of said CR 2307 a distance of 761.06 feet to a ½" rebar found for a corner, being on the North West corner of said Tract 170, and being on the South West corner of Tract 170A;

THENCE S 72° 35' 27" E along the North boundary line of said Tract 170, and the South boundary line of said Tract 170A a distance of 543.41 feet to a found ½" rebar marked with a “Cooper” cap for a corner;

THENCE S 51° 57' 52" E along the North boundary line of said Tract 170, and the South boundary line of said Tract 170A a distance of 410.71 feet to a found ½" rebar marked with a “Cooper” cap for a corner;

THENCE S 87° 29' 56" E along the North boundary line of said Tract 170, and the South boundary line of said Tract 170A a distance of 1099.20 feet to a found ½" rebar marked with a “Cooper” cap for a corner;

THENCE N 80° 04' 35" E along the North boundary line of said Tract 170, and the South boundary line of said Tract 170A a distance of 601.58 feet to a found ½" rebar marked with a “Cooper” cap for a corner, being on the North East corner of said Tract 170, and being on the North West corner of said Tract 170B;

THENCE N 80° 04' 44" E along the North boundary line of said Tract 170B, and the South boundary line of said Tract 170A a distance of 373.87 feet to a found ½" rebar marked with a “Cooper” cap for a corner, being on the South East corner of said Tract 170A, being on the North East corner of said Tract 170B, and being on the West boundary line of said Tract 169;

THENCE S 1° 49' 12" E along the East boundary line of said Tract 170B, the West boundary line of said Tract 169 and said Tract 168 a distance of 1963.29 feet to a ½" rebar set for a corner, being on the South East corner of said Tract 170B, being on the South West corner of said Tract 168, and being on the North boundary line of said Tract 123;

THENCE N 88° 31' 39" E along the South boundary line of said Tract 168, and the North boundary line of said Tract 123 and said Tract 161 a distance of 1809.10 feet to a ½" rebar set for a corner, being on the South East corner of said Tract 168, and being on the South West corner of said Tract 166;

THENCE N 1° 34' 19" W along the West boundary line of said Tract 166, and the East boundary line of said Tract 168 a distance of 1000.43 feet to a ½" rebar set for a corner, being on the North West corner of said Tract 166, and being on the South West corner of said Tract 169;
LAND SURVEYING, INC.
3914 Texas Hwy. 11 West, P.O. Box 367, Sulphur Springs, TX 75482
Telephone: (903) 439-1218, Telefax: (903) 438-9035

John Cooper R.P.L.S. #5226

THENCE N 88° 31' 29" E along the North boundary line of said Tract 166, and the South boundary line of said Tract 169 a distance of 1955.20 feet to a found 2 1/4" Pipe Post for a corner, being on the North East corner of said Tract 166, being on the South East corner of said Tract 169, being on the North West corner of said Tract 29B, and being on the South West corner of said Tract 29D;

THENCE N 88° 32' 40" E along the North boundary line of said Tract 29B, and the South boundary line of said Tract 29D a distance of 1914.23 feet to a rail road spike set for a corner, being on the North East corner of said Tract 29B, being on the South East corner of said Tract 29D, being on the West boundary line of said Tract 29C, and being on the West edge of the asphalt pavement of the relocated CR 2309, a set ½” rebar bears S 88° 32' 40" W a distance of 24.55 feet;

THENCE N 10° 10' 50" E along the West boundary line of said Tract 29C, the East boundary line of said Tract 29D a distance of 326.60 feet to a rail road spike set for a corner, being on the West edge of pavement of said relocated CR 2309;

THENCE along a curve to the right in a North Easterly direction being along the East boundary of said Tract 29D, the West boundary line of said Tract 29C, and being on the West edge of the asphalt pavement of the said relocated CR 2309 on a curve to the right whose long chord is N 22° 57" 00" E a distance of 332.67 feet and whose radius is 746.20 feet with a tangent of 170.63 feet and whose central angle for this part is 25° 45' 36" an arc distance of 335.49 feet to a ½" rebar set for a corner;

THENCE along a curve to the left in a North Easterly direction being along the East boundary of said Tract 29D, the West boundary line of said Tract 29C, and being on the West edge of the asphalt pavement of the said relocated CR 2309 on a curve to the left whose long chord is N 22° 57" 00" E a distance of 305.92 feet and whose radius is 686.20 feet with a tangent of 156.91 feet and whose central angle for this part is 25° 45' 36" an arc distance of 308.51 feet to a rail road spike set for a corner;

THENCE N 10° 10' 50" E along the West boundary line of said Tract 29C, the East boundary line of said Tract 29D a distance of 21.13 feet to a found 5/8" rebar marked with a "Longview Surveying" cap for a corner, being on the West edge of pavement of said CR 2309, being on the North East corner of said Tract 29D, being on the North corner of said Tract 29C, and being on the South East corner of said Tract 167;

THENCE S 88° 31' 01" W along the North boundary line of said Tract 29D, and the South boundary line of said Tract 167 a distance of 2242.06 feet to a ½ " rebar set for a corner, being on the South West corner of said Tract 167, being on the North West corner of said Tract 29D, and being on the East boundary line of said Tract 169, a found ½" rebar bears N 38° 20' 58" E a distance of 3.43 feet.

THENCE N 1° 31' 26" W along the West boundary line of said Tract 167, and the East boundary line of said Tract 169 a distance of 1571.55 feet to a point in a creek for a corner, being on the South boundary line of the Louisiana Arkansas Rail Road now owned by The Kansas City Southern Railway, being on the North East corner of said Tract 169, and being on the North West corner of said Tract 167, a set ½" rebar bears S 1° 31' 26" E a distance of 16.77 feet;

THENCE N 42° 40' 39" W, crossing said rail road, a distance of 179.35 feet to a found ½" rebar for a corner, being on the South West corner of said Tract 167A, being on the South East corner of said Tract 169A, and being on the North boundary line of said Louisiana Arkansas Rail Road now owned by The Kansas City Southern Railway, a found 5/8" rebar marked with a "Longview Surveying" cap bears N 3° 14' 47" E a distance of 1.77 feet;

THENCE N 1° 19' 06" W, along the West boundary line of said Tract 167A, and the East boundary line of said Tract 169A a distance of 1086.13 feet to a ½" rebar set for a corner, being on the North West corner of said Tract 167A, being on the North East corner of said Tract 169A, and being on the South boundary line of said Tract 174A;
THENCE N 88° 29' 33" E along the North boundary line of said Tract 167A, and the South boundary line of said Tract 174A and Tract 174E a distance of 903.99 feet to a found 5/8" rebar marked with a "Longview Surveying" cap, being on the South East corner of said Tract 174E, and being on the South West corner of said Tract 174;

THENCE N 4° 50' 32" E along the East boundary line of said Tract 174E, and the West boundary line of said Tract 174 a distance of 1034.10 feet to a found 5/8" rebar marked with a "Longview Surveying" cap, for a corner;

THENCE N 9° 47' 50" E along the East boundary line of said Tract 174E, and the West boundary line of said Tract 174 a distance of 116.75 feet to a found ½" rebar marked with a "CBG 5569" cap for a corner, being on the North East corner of said Tract 174E, and being on the South East corner of said Tract 174D;

THENCE N 10° 23' 29" E along the East boundary line of said Tract 174D, and the West boundary line of said Tract 174 a distance of 82.83 feet to a found 5/8" rebar marked with a "Longview Surveying" cap, for a corner;

THENCE N 74° 43' 13" E along the South boundary line of said Tract 174D, and the West boundary line of said Tract 174 a distance of 133.02 feet to a found 5/8" rebar marked with a "Longview Surveying" cap, for a corner;

THENCE N 25° 18' 02" E along the East boundary line of said Tract 174D, and the West boundary line of said Tract 174 a distance of 205.25 feet to a found 5/8" rebar marked with a "Longview Surveying" cap, for a corner;

THENCE N 33° 56' 46" W along the East boundary line of said Tract 174D, and the West boundary line of said Tract 174 a distance of 315.58 feet to a found 5/8" rebar marked with a "Longview Surveying" cap, for a corner;

THENCE N 17° 59' 57" E along the East boundary line of said Tract 174D, and the West boundary line of said Tract 174 a distance of 85.87 feet to a found 5/8" rebar marked with a "Longview Surveying" cap, for a corner;

THENCE N 75° 40' 04" E along the South boundary line of said Tract 174D, and the North boundary line of said Tract 174 a distance of 185.91 feet to a found 5/8" rebar marked with a "Longview Surveying" cap, for a corner;

THENCE N 0° 44' 41" W along the East boundary line of said Tract 174D, and the West boundary line of said Tract 174 a distance of 219.81 feet to a found ½" rebar marked with a "CBG 5569" cap for a corner, being on the North East corner of said Tract 174D, and being on the South East corner of said Tract 174;

THENCE N 0° 40' 02" W along the East boundary line of said Tract 174C, and the West boundary line of said Tract 174 a distance of 330.76 feet to a found 5/8" rebar marked with a "Longview Surveying" cap, for a corner;

THENCE N 24° 57' 30" W along the East boundary line of said Tract 174C, and the West boundary line of said Tract 174 a distance of 116.17 feet to a found 2 5/8" iron fence post pipe for a corner, being on the North East corner of said Tract 174C, being on the North West corner of said Tract 174, and being on the South boundary line of said Tract 175, a found ½" rebar marked with a "CBG 5569" cap bears S 46° 01' 07" E a distance of 2.31 feet;

THENCE N 89° 49' 28" E along the North boundary line of said Tract 174, and the South boundary line of said Tract 175 a distance of 1026.75 feet to a found 3/8" rebar for a corner, being on the North East corner of said Tract 174, being on the South East corner of said Tract 175, and being on the West boundary line of said Tract 1AA;
THENCE S 4° 09' 57" E along the East boundary line of said Tract 174, and the West boundary line of said Tract 1AA a distance of 194.50 feet to a found 3/8" rebar for a corner, being on the South West corner of said Tract 1AA, and being on the North West corner of said Tract 1;

THENCE N 88° 42' 07" E along the South boundary line of said Tract 1AA, and the North boundary line of said Tract 1 a distance of 948.37 to the PLACE OF BEGINNING and containing 4892.398 acres of land for Annexation of which 15.590 acres lies in bound of said rail road, and of which 19.217 acre lies in the bounds of FM Hwy. 1870, leaving a net acreage of 4857.591 acres of land to Annex.
SAVE & EXCEPT
FIELD NOTES FOR 19.217 ACRE TRACT
IN F. M. Hwy. 1870 right-of-way
AREA 171, TRACT 182
LUMINANT MINING
L. H. McCORKLE SURVEY A-675
WOODWARD RONE SURVEY A-813
W. S. HARPER SURVEY A-427
THOMAS TOBAR SURVEY A-953
HOPKINS COUNTY, TEXAS

All that certain tract or parcel of land situated in the L. H. McCorkle Survey A-675, Woodward Rone Survey A-813, W. S. Harper Survey A-427, and Thomas Tobar Survey A-953, located about 4 miles S 45° E from the City of Sulphur Springs, Hopkins County, Texas, being all of that certain 19.217 acre tract located within the current right of way of FM Hwy. 1870 known as Tract 182, and being more particularly described as follows;

BEGINNING at a ½" rebar found on the North East corner of a 34.45 acre tract known as Tract 42, being on the South boundary line of the Missouri, Kansas & Texas Rail Road, now owned by the Kansas City Southern Railway, and being on the West boundary line of FM Hwy. 1870;

THENCE S 63° 29’ 38” E, crossing FM Hwy. 1870, along the South boundary line of said rail road a distance of 120 feet to a 1/2” rebar set for a corner, being on the East boundary line of said FM Hwy. 1870, being on the North boundary line of CR 2319 and being on the North West Corner of the remainder of a 2 acre tract, known as Tract 140A, described in a deed to Phillip Ross and wife Glenda Ross, dated May 19, 1978, recorded in Vol. 389, page 441, Deed Records;

Along the East boundary line of said FM Hwy. 1870 and the West boundary line of Tracts 140A, 139, 142, 136, 138, 137, 133, 135, 47, 46A, 46, 59, 154, 62, and 69;

THENCE S 26° 30’ 14” W a distance of 599.60 feet along the East boundary line of said FM Hwy. 1870 to a ½” rebar set on Hwy. P. T. Sta. 98+37.6;

THENCE along the East boundary line of said FM Hwy. 1870 on a curve to the left in a Southerly direction, whose Long chord is S 12° 16’ 18” W a distance of 1372.68 feet and whose radius is 2804.79 feet with a tangent distance of 707.86 feet and whose central angle for this is 28° 19’ 43” an arc distance of 1386.76 feet to a 1/2” rebar set on Hwy. P. C. Sta. 84+35.9;

THENCE S 1° 28’ 25” E a distance of 1224.40 feet along the East boundary line of said FM Hwy. 1870 to a ½” rebar set on Hwy. P. I. Sta. 72+11.5;

THENCE S 1° 54’ 40” E a distance of 1886.36 feet to a ½” rebar set on Hwy. P. I. Sta. 53+28;

THENCE S 1° 59’ 56” E a distance of 1852.58 feet to a ½” rebar set on Hwy. P. I. Sta. 34+56, being on the South West corner of said Tract 69 and being on the North West corner of said Tract 145;

THENCE S 88° 50’ 33” W, crossing said F. M. Hwy. 1870, a distance of 120.00 feet to a ½” rebar set on the West boundary line of said FM Hwy. 1870 for a corner, being on the East boundary line of Tract 80;

Along the West boundary line of said FM Hwy. 1870 and along the East boundary line of said Tracts 80, 68, 58, 58B, 58A, 44, 41, and Tract 42:

THENCE N 1° 59’ 36” W a distance of 1857.64 feet to a ½” rebar set on Hwy. P. I. Sta. 53+28;
THENCE N 1° 55' 00" W a distance of 1880.65 feet to a ½” rebar set on Hwy. P. I. Sta. 72+11.5;

THENCE N 1° 28' 25" W a distance of 1224.40 feet to a ½” rebar set on Hwy. P. C. Sta. 84+35.9;

THENCE along the West boundary line of said FM Hwy. 1870 on a curve to the right in a Northeasterly direction, whose Long chord is N 12° 16' 54" E a distance of 1430.69 feet and whose radius is 2924.79 feet with a tangent distance of 737.75 feet and whose central angle for this is 28° 18' 51" an arc distance of 1445.36 feet to a 1/2” rebar set on Hwy. P. T. Sta. 98+37.6;

THENCE N 26° 30' 14" E along the West boundary line of said FM Hwy. 1870 a distance of 599.60 feet to the PLACE OF BEGINNING and Containing 19.217 acre of land.
SAVE & EXCEPT
FIELD NOTES FOR 15.590 ACRE TRACT
THE KANSAS CITY SOUTHERN
RAILWAY COMPANY
AREA 171, TRACT 182A
LUMINANT MINING
MARIA J. DE LOS SANTOS SURVEY A-146
HOPKINS COUNTY, TEXAS

All that certain tract or parcel of land situated in the Maria J. De Los Santos Coy Survey A-146, located about 4 miles S 45° E from the City of Sulphur Springs, Hopkins County, Texas, being all of that certain 15,590 acres located in the current Kansas City Southern railway right of way and being more particularly described as follows;

BEGINNING at a ½” rebar set found on the North boundary line of Louisiana Arkansas Rail Road now owned by The Kansas Southern railway called Tract 182A, being on the South West corner of Tract 167A and the South East corner of Tract 169A;

Along the North right-of-way of the said rail road and the South boundary line of Tracts 167A, 3B, 4, and 8 as follows:

THENCE S 76° 49’ 18” E along the North boundary line of said rail road a distance of 3666.62 feet to a ½” rebar set for a corner;

THENCE along the North boundary line of said rail road on a curve to the right in a South Easterly direction, whose Long chord is S 75° 28’ 56” E a distance of 346.40 feet and whose radius is 3819.72 feet with a tangent distance of 173.38 feet and whose central angle for this is 5° 11’ 52”

THENCE S 73° 09’ 09” E along the North boundary line of said rail road a distance of 2842.48 feet to a ½” rebar set for a corner, being on the Center of CR 2306;

THENCE S 15° 05’ 59” W, crossing said rail road, a distance of 100.00 feet to a ½” rebar set for a Corner, being on the South boundary line of said rail road;

Along the South boundary line of said rail road and the North boundary line of Tracts 31, 28, 26, and 167 as follows;

THENCE N 73° 09’ 13” W along the South boundary line of said rail road a distance of 2845.52 feet to a ½” rebar set for a corner;

THENCE along the South boundary line of said rail road on a curve to the left in a North Westerly direction, whose Long chord is N 75° 29’ 29” W a distance of 339.97 feet and whose Radius 3719.72 feet with a tangent distance of 170.16 feet and whose central angle for this is 5° 14’ 18”

THENCE N 76° 49’ 56” W along the South boundary line of said rail road a distance of 3518.22 feet to a point in a creek on the Southside of said rail road, a set ½” rebar bears S 1° 31’ 26” E a distance of 16.77 feet;

THENCE N 42° 40’ 39”, crossing the said rail road, a distance of 179.35 feet to the PLACE OF BEGINNING and containing 15,590 acres of land.
4892.398 ACRES SURVEYED, OF WHICH 19.217 ACRES LIES IN THE BOUNDS OF SAID FM HWY. 1870 AND 15.590 ACRES LIES IN THE BOUNDS OF SAID RAIL ROAD, LEAVING A NET ACERAGE OF 4857.591 ACRES TO BE ANNEXED.

NOTE: All set ¼” rebars are marked with “COOPER LAND SURVEY” caps.

NOTE: Bearings based on the NAD 27 GPS observations.

I, John Cooper, Registered Professional Land Surveyor in the State of Texas certify that this description was prepared from a survey on the ground under my supervision. (plat attached)

DATED: February 15, 2019

SIGNED: John Cooper, R.P.L.S. No. 5226

Revised 10-30-2019
For Annexation