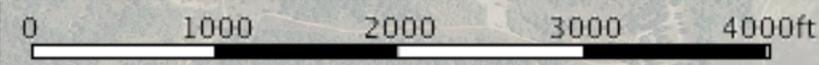
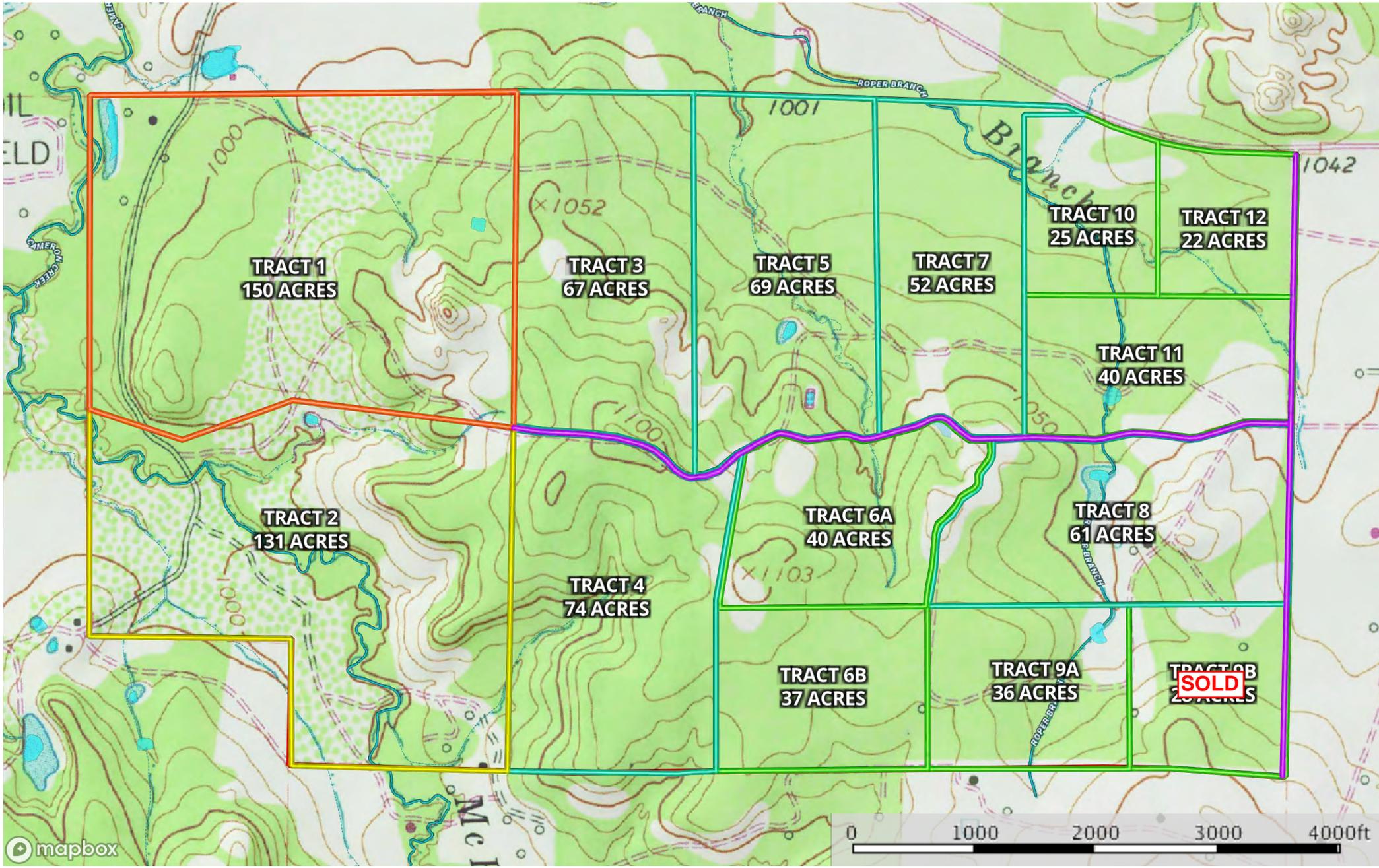


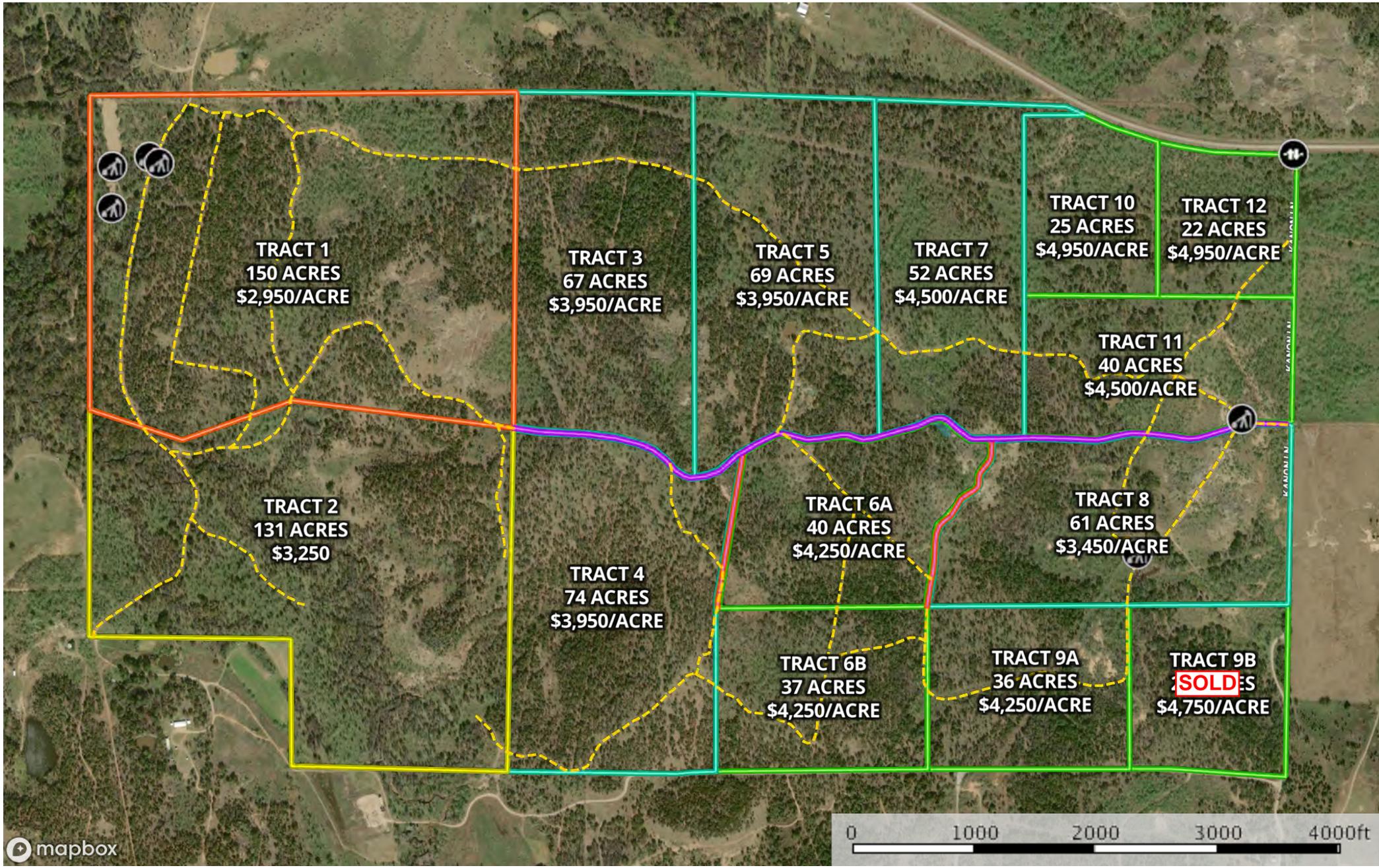
mapbox



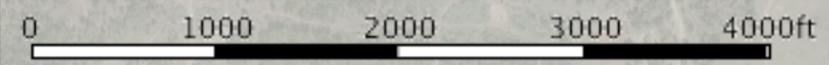
- Oil Well
- Gate
- Ranch Roads / Trails
- Primary Road
- Secondary Road
- Tract 1 - 150 Acres
- Tract 2 - 132 Acres
- Tract 3 - 67 Acres
- Tract 6A - 40 Acres
- Pond / Tank
- 838 Acres
- Stream, Intermittent
- River/Creek
- Water Body



- Primary Road
- Tract 1 - 150 Acres
- Tract 2 - 132 Acres
- Tract 3 - 67 Acres
- Tract 6A - 40 Acres
- Pond / Tank
- 838 Acres
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- River/Creek
- Water Body



mapbox



- Oil Well
- Gate
- Ranch Roads / Trails
- Primary Road
- Secondary Road
- Tract 1 - 150 Acres
- Tract 2 - 132 Acres
- Tract 3 - 67 Acres
- Tract 6A - 40 Acres
- Pond / Tank

McBee Ranch

Price Sheet

14 Tracts

		List Price				List Price	
Tract	Acres	Per Acre	Total	Tract	Acres	Per Acre	Total
1	150.00	\$ 2,950.00	\$ 442,500.00	7	52.00	\$ 4,500.00	\$ 234,000.00
2	131.00	\$ 3,250.00	\$ 425,750.00	8	61.00	\$ 3,450.00	\$ 210,450.00
3	67.00	\$ 3,950.00	\$ 264,650.00	9A	36.00	\$ 4,250.00	\$ 153,000.00
4	74.00	\$ 3,950.00	\$ 292,300.00	9B	28.00	SOLD 4,750.00	\$ 133,000.00
5	69.00	\$ 3,950.00	\$ 272,550.00	10	25.00	\$ 4,950.00	\$ 123,750.00
6A	40.00	\$ 4,250.00	\$ 170,000.00	11	40.00	\$ 4,500.00	\$ 180,000.00
6B	37.00	\$ 4,250.00	\$ 157,250.00	12	22.00	\$ 4,950.00	\$ 108,900.00

EXHIBIT "A"

TRACT NO. ONE:

Insert the description of the primary tract of land

TRACT NO. TWO:

An undivided 1/14th (One-Fourteenth) interest and a non-exclusive, uninterrupted easement without gates, fences or other obstructions for ingress and egress over, in and to a tract of land containing 8.98 Acres in the William McDonald Survey, Abstract No. 378, Jack County, Texas, being part of the same tract conveyed to BBY Holdings LLC recorded in Volume 1071, Page 755, Official Public Records of Jack County and being more particularly described as follows.

BEGINNING at a corner that fell in a brick fence corner on the south line of Texas Farm Road No. 2190, being the most eastern northeast corner of the said BBY Holdings LLC Tract and the northwest corner of the Mary Hanna Tract recorded in Volume 240, Page 152, Deed Records of Jack County.

THENCE South 01 degrees 02 minutes 29 seconds West for a distance of 4251.87 feet to a 2 inch cap on a 5/8 inch iron rod found at the base of a steel pipe fence corner, being the southeast corner of the said BBY Holdings LLC Tract, the northeast corner of the Kevin and Ginger Dennis Tract recorded in Volume 810, Page 131, Official Public Records of Jack County and on a west line of the Monroe Henderson Properties LTD "Tract Six" recorded in Volume 670, Page 723, Official Public Records of Jack County.

THENCE North 86 degrees 10 minutes 11 seconds West for a distance of 40.05 feet to a 2 inch cap on a 5/8 inch iron rod set, being the most southern southwest corner of this tract, on a south line of the said BBY Holdings LLC Tract and on the north line of the said Dennis Tract.

THENCE North 01 degrees 02 minutes 29 seconds East for a distance of 2399.47 feet to a 2 inch cap on a 5/8 inch iron rod set, being an ell corner of this tract.

THENCE South 88 degrees 01 minutes 20 seconds West for a distance of 272.29 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 74 degrees 48 minutes 21 seconds West for a distance of 190.16 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 70 degrees 14 minutes 33 seconds West for a distance of 156.48 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 82 degrees 14 minutes 45 seconds West for a distance of 73.38 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 81 degrees 55 minutes 30 seconds West for a distance of 322.53 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 89 degrees 06 minutes 40 seconds West for a distance of 96.14 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 80 degrees 28 minutes 48 seconds West for a distance of 263.84 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 87 degrees 51 minutes 21 seconds West for a distance of 504.68 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 88 degrees 51 minutes 56 seconds West for a distance of 295.88 feet to a

2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 74 degrees 54 minutes 13 seconds West for a distance of 57.38 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 52 degrees 36 minutes 36 seconds West for a distance of 183.74 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 82 degrees 47 minutes 25 seconds West for a distance of 58.60 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 69 degrees 32 minutes 07 seconds West for a distance of 106.41 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 72 degrees 57 minutes 28 seconds West for a distance of 384.89 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 76 degrees 47 minutes 16 seconds West for a distance of 139.12 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 83 degrees 59 minutes 12 seconds West for a distance of 257.62 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 77 degrees 12 minutes 17 seconds West for a distance of 167.64 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 88 degrees 54 minutes 19 seconds West for a distance of 64.83 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 63 degrees 04 minutes 51 seconds West for a distance of 240.87 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 52 degrees 20 minutes 10 seconds West for a distance of 248.10 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 75 degrees 30 minutes 42 seconds West for a distance of 176.76 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 73 degrees 56 minutes 39 seconds West for a distance of 87.79 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 47 degrees 08 minutes 56 seconds West for a distance of 213.79 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 59 degrees 33 minutes 42 seconds West for a distance of 108.31 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 71 degrees 17 minutes 07 seconds West for a distance of 141.15 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 85 degrees 57 minutes 50 seconds West for a distance of 659.39 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 80 degrees 13 minutes 55 seconds West for a distance of 61.19 feet to a 2 inch cap on a 5/8 inch iron rod set, being the most western southwest corner of this tract.

THENCE North 09 degrees 46 minutes 05 seconds East for a distance of 40.00 feet to a 2 inch cap on a 5/8 inch iron rod set, being the most western northwest corner of this tract.

THENCE South 80 degrees 13 minutes 55 seconds East for a distance of 59.18 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 85 degrees 57 minutes 50 seconds East for a distance of 662.54 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

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THENCE North 52 degrees 20 minutes 10 seconds East for a distance of 243.66 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 63 degrees 04 minutes 51 seconds East for a distance of 253.80 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

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THENCE North 70 degrees 14 minutes 33 seconds East for a distance of 153.87 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 74 degrees 48 minutes 21 seconds East for a distance of 196.39 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 88 degrees 01 minutes 20 seconds East for a distance of 279.03 feet to a

2 inch cap on a 5/8 inch iron rod set, being an ell corner of this tract.

THENCE North 01 degrees 02 minutes 29 seconds East for a distance of 1809.54 feet to a 2 inch cap on a 5/8 inch iron rod set on the south line of Texas Farm Road No. 2190, being the most northern northwest corner of this tract and on a north line of the said BBY Holdings LLC Tract.

THENCE North 89 degrees 49 minutes 34 seconds East for a distance of 40.01 feet to the place of beginning.

RESERVATIONS FROM CONVEYANCE:

Grantor hereby reserves, excepts and retains for itself and Grantees, a non-exclusive, uninterrupted easement over and across Tract No. Two for a roadway without gates, fences or other obstructions for ingress and egress to all property held, owned, contiguous to or in the vicinity presently or previously held by Grantor, said easement to also be appurtenant to said tracts and to also be used in common by Grantee with Grantor and its, successors and assigns. Grantor shall have the right to assign and convey to others the same non-exclusive easement rights and to assign and convey to others undivided interests in Tract No. Two.

RESTRICTIONS:

Grantor, as the fee simple owners of the Property, establish the following Restrictions as covenants, conditions, and restrictions, whether mandatory, prohibitive, permissive, or administrative, to regulate the structural integrity, appearance, and uses of the Property and the improvements placed or to be placed on it. Grantor and Grantees stipulate that (1) the Restrictions touch and concern the Property; (2) privity of estate exists by reason of the ownership of the Property; (3) notice is given by filing this instrument in the real property records of the county in which the Property is situated; and (4) the Restrictions are reasonable, their purposes being for the common benefit of Grantor, Grantees, and the Affected Property Owners, who are affected by the structural integrity, appearance, and uses of the Property. The Restrictions run with the land making up the Property, are binding on Grantees and Grantees' successors and assigns forever, and inure to the benefit of Grantor, Grantees, Affected Property Owners, and their successors and assigns forever.

(1) There shall be no manufactured homes placed upon the property older than 2 years from the date of manufacture;

(2) The property cannot be subdivided; and,

(3) There shall be no open trash pits upon the property.

JACK COUNTY, TEXAS

Bearings are based on NAD 83 (TNZ) and determined by G.P.S.



Tract No. 1
 Tract of land containing 8.98 Acres in the William McDonald Survey, Abstract No. 378, Jack County, Texas, being part of the same tract conveyed to BBBY Holdings LLC recorded in Volume 1071, Page 755, Official Public Records of Jack County and being more particularly described as follows.

BEGINNING at a corner that fell in a brick fence corner on the south line of Texas Farm Road No. 2190, being the most eastern northeast corner of the said BBBY Holdings LLC Tract and the northwest corner of the Mary Hanna Tract recorded in Volume 240, Page 152, Deed Records of Jack County.

THENCE South 01 degrees 02 minutes 29 seconds West for a distance of 4251.87 feet to a 2 inch cap on a 5/8 inch iron rod found at the base of a steel pipe fence corner, being the southeast corner of the said BBBY Holdings LLC Tract, the northeast corner of the Kevin and Ginger Dennis Tract recorded in Volume 810, Page 131, Official Public Records of Jack County and on a west line of the Monroe Henderson Properties LTD "Tract Six" recorded in Volume 670, Page 723, Official Public Records of Jack County.

THENCE North 86 degrees 10 minutes 11 seconds West for a distance of 40.05 feet to a 2 inch cap on a 5/8 inch iron rod set, being the most southern southwest corner of this tract, on a south line of the said BBBY Holdings LLC Tract and on the north line of the said Dennis Tract.

THENCE North 01 degrees 02 minutes 29 seconds East for a distance of 2399.47 feet to a 2 inch cap on a 5/8 inch iron rod set, being an ell corner of this tract.

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THENCE North 80 degrees 13 minutes 55 seconds West for a distance of 61.19 feet to a 2 inch cap on a 5/8 inch iron rod set, being the most western southwest corner of this tract.

THENCE North 09 degrees 46 minutes 05 seconds East for a distance of 40.00 feet to a 2 inch cap on a 5/8 inch iron rod set, being the most western northwest corner of this tract.

THENCE South 80 degrees 13 minutes 55 seconds East for a distance of 59.18 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE South 85 degrees 57 minutes 50 seconds East for a distance of 662.54 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

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Surveyor's Descriptions (Continued)

THENCE South 73 degrees 56 minutes 39 seconds East for a distance of 67.34 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 75 degrees 30 minutes 42 seconds East for a distance of 157.64 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

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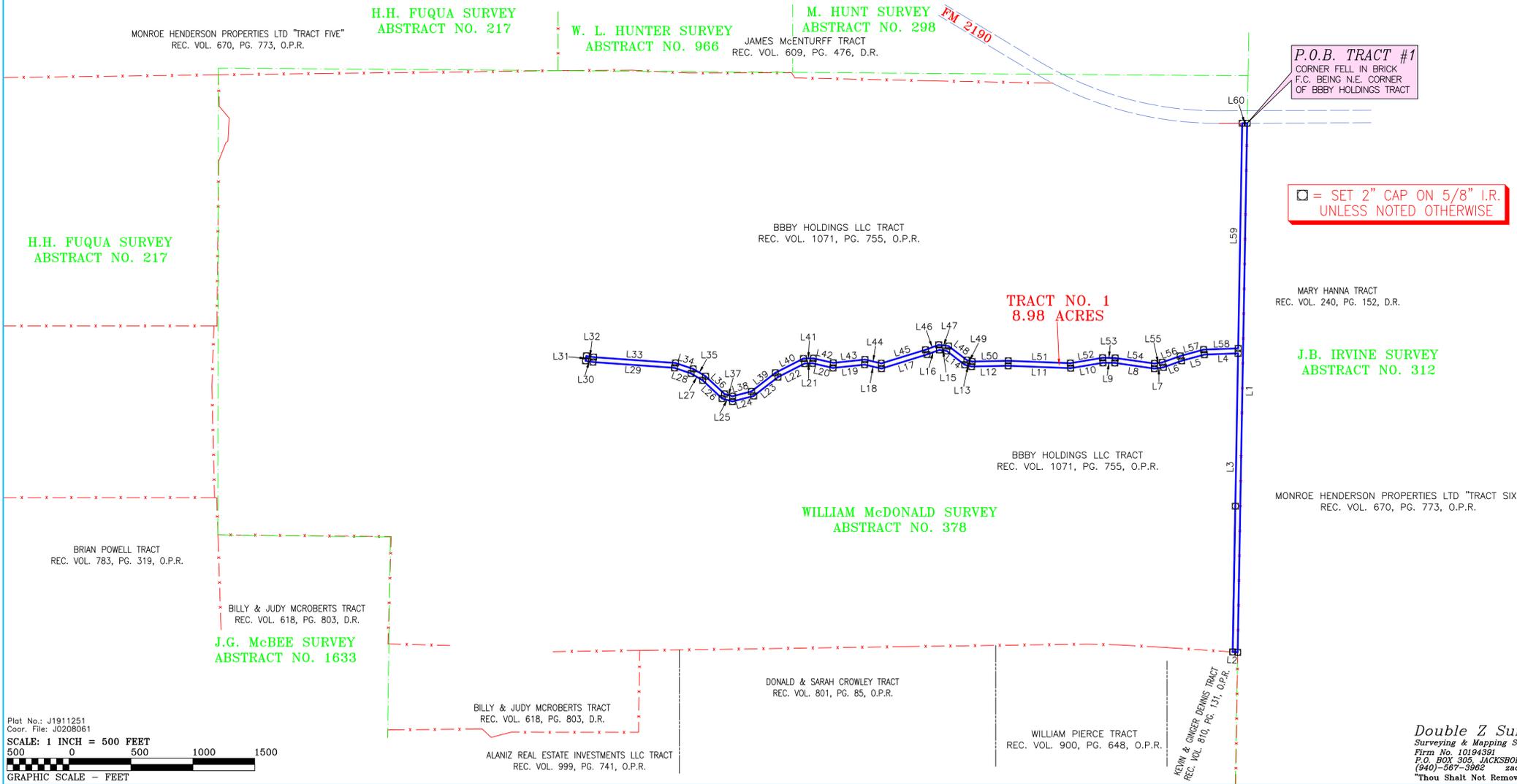
THENCE North 70 degrees 14 minutes 33 seconds East for a distance of 153.87 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

THENCE North 74 degrees 48 minutes 21 seconds East for a distance of 196.39 feet to a 2 inch cap on a 5/8 inch iron rod set, being a corner of this tract.

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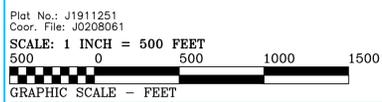
THENCE North 01 degrees 02 minutes 29 seconds East for a distance of 1809.54 feet to a 2 inch cap on a 5/8 inch iron rod set on the south line of Texas Farm Road No. 2190, being the most northern northwest corner of this tract and on a north line of the said BBBY Holdings LLC Tract.

THENCE North 89 degrees 49 minutes 34 seconds East for a distance of 40.01 feet to the place of beginning.



LINE	BEARING	DISTANCE
L1	S 01°02'29" W	4251.87'
L2	N 86°10'11" W	40.05'
L3	N 01°02'29" E	2399.47'
L4	S 88°01'20" W	272.29'
L5	S 74°48'21" W	190.16'
L6	S 70°14'33" W	156.48'
L7	S 82°14'45" W	73.38'
L8	N 81°55'30" W	322.53'
L9	N 89°06'40" W	96.14'
L10	S 80°28'48" W	263.84'
L11	N 87°51'21" W	504.05'
L12	S 88°51'56" W	295.88'
L13	N 74°54'13" W	57.38'
L14	N 52°36'36" W	183.74'
L15	N 82°47'25" W	58.60'
L16	S 69°32'07" W	106.41'
L17	S 72°57'28" W	384.89'
L18	N 76°47'16" W	139.12'
L19	S 83°59'12" W	257.62'
L20	N 77°12'17" W	167.64'
L21	S 88°54'19" W	64.83'
L22	S 63°04'51" W	240.87'
L23	S 52°20'10" W	248.10'
L24	S 75°30'42" W	176.76'
L25	N 73°56'39" W	87.79'
L26	N 47°08'56" W	213.79'
L27	N 59°33'42" W	108.31'
L28	N 71°17'07" W	141.15'
L29	N 85°57'50" W	659.39'
L30	N 80°13'55" W	61.19'

LINE	BEARING	DISTANCE
L31	N 09°46'05" E	40.00'
L32	S 80°13'55" E	59.18'
L33	S 85°57'50" E	662.54'
L34	S 71°17'07" E	150.40'
L35	S 59°33'42" E	116.77'
L36	S 47°08'56" E	208.61'
L37	S 73°56'39" E	67.34'
L38	N 75°30'42" E	157.64'
L39	N 52°20'10" E	243.66'
L40	N 63°04'51" E	253.80'
L41	N 88°54'19" E	78.88'
L42	S 77°12'17" E	165.89'
L43	N 83°59'12" E	257.77'
L44	S 76°47'16" E	135.08'
L45	N 72°57'28" E	372.88'
L46	N 69°32'07" E	115.07'
L47	S 82°47'25" E	79.24'
L48	S 52°36'36" E	186.64'
L49	S 74°54'13" E	43.79'
L50	N 88°51'56" E	291.32'
L51	S 87°51'21" E	501.74'
L52	N 80°28'48" E	263.40'
L53	S 89°06'40" E	102.29'
L54	S 81°55'30" E	319.48'
L55	N 82°14'45" E	63.62'
L56	N 70°14'33" E	153.87'
L57	N 74°48'21" E	196.39'
L58	N 88°01'20" E	279.03'
L59	N 01°02'29" E	1809.54'
L60	N 89°49'34" E	40.01'



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 "Thou Shalt Not Remove Thy Neighbor's Landmark" Deut. 19:14

This plat represents a survey conducted on the ground under my supervision on November 25, 2019.

Clinton W. Farris, R.P.L.S.

This plat or description is not intended to express or imply a warranty or guarantee of ownership or that there are no encumbrances on the tract described. It is not intended to imply that any adjoining tracts referenced on this document have been actually surveyed on the ground. Any easements of record, restrictive covenants or encumbrances that may be shown are only from visible inspection and are not intended to reflect a survey based on a current title search.