

LEGAL DESCRIPTION

Being a lot, tract, or parcel of land situated in the J. H. Darnell Survey, Abstract No. 285, and the William Wolverton Survey, Abstract No. 1136, Cass County, Texas, and being part of that certain 35.160 acre tract of land conveyed from Thomas Robinson, Independent Administrator to Charles Tuck et ux, by General Warranty Deed, as recorded in File #2007000533, Official Public Records, Cass County, Texas, and being part of that certain 34.500 acre tract of land conveyed from Charles Tuck to Charles Tuck et ux, by General Warranty Deed, as recorded in File #2013004700, Official Public Records, Cass County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1.25 inch aluminum square tubing set at a Northwest corner of said 34.500 acre tract, said point lying in the South line of an 80 acre tract of land conveyed to Cynthia Williams, by deed recorded in Volume 1214, Page 548, Official Public Records, Cass County, Texas;

THENCE, North 88 Degrees 08 Minutes 36 Seconds East, along a North line of said 34.500 acre tract, and the South line of said 80 acre tract, passing the Northeast corner of said 34.500 acre tract, and a Northwest corner of said 35.160 acre tract, and continuing the same course along a North line of said 35.160 acre tract, and the South line of said 80 acre tract in all a total distance of 789.60 feet to a 1/2 inch iron rod found at the Northeast corner of said 35.160 acre tract, and the Northwest corner of a 28.000 acre tract of land conveyed to Waymon Tenbrook, by deed recorded in Volume 637, Page 365, Deed Records, Cass County, Texas;

THENCE, South 03 Degrees 03 Minutes 28 Seconds East, along an East line of said 35.160 acre tract, and the West line of said 28.000 acre tract, a distance of 2,652.97 feet to a 1/2 inch iron rod found at a Southeast corner of said 35.160 acre tract, and the Southwest corner of said 28.000 acre tract, said point lying in the North line of a 13.90006 acre tract of land, called Tract 2, conveyed to Archie Tenbrook et ux, by deed recorded in Volume 1141, Page 853, Real Property Records, Cass County, Texas;

THENCE, South 88 Degrees 08 Minutes 02 Seconds West, along a South line of said 35.160 acre tract, and the North line of said 13.90006 acre Tract 2, passing at a distance of 114.08 feet, a 1/2 inch iron rod found at the Northwest corner of said 13.90006 acre Tract 2, and the Northeast corner of a 13.90006 acre tract of land, called Tract 1, conveyed to Archie Tenbrook et ux, by deed recorded in Volume 1141, Page 853, Real Property Records, Cass County, Texas, and continuing the same course along a South line of said 35.160 acre tract, and the North line of said 13.90006 acre Tract 1 in all a total distance of 862.18 feet to a 1/2 inch iron rod found at an ell corner of said 35.160 acre tract, and the Northwest corner of said 13.90006 acre Tract 1;

THENCE, South 02 Degrees 52 Minutes 04 Seconds East, along an East line of said 35.160 acre tract, and the West line of said 13.90006 acre Tract 1, a distance of 770.26 feet to a point for corner at a Southeast corner of said 35.160 acre tract, and the

January 13, 2016

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Southwest corner of said 13.90006 acre Tract 1, said point lying in the North line of State Highway No. 77, (Variable Width R.O.W.), and in a curve to the right, with a radius of 2,196.83 feet, a delta angle of 01 Degrees 38 Minutes 31 Seconds, the chord of which bears North 75 Degrees 14 Minutes 31 Seconds West, for a chord distance of 62.96 feet, from said point, an 8 inch wood fence post found, bears North 02 Degrees 52 Minutes 04 Seconds West, a distance of 2.14 feet, and a concrete monument found, bears South 80 Degrees 28 Minutes 23 Seconds East, a distance of 337.85 feet;

Thence, along a South line of said 35.160 acre tract, the North line of said State Highway No. 77, and along the arc of said curve, for an arc length of 62.96 feet to 1/2 inch iron rod set marked (CBG INC) for corner in a South line of said 35.160 acre tract, and in the North line of said State Highway No. 77, from said point, a concrete monument found, bears North 65 Degrees 32 Minutes 18 Seconds West, a distance of 403.91 feet;

THENCE, North 02 Degrees 52 Minutes 04 Seconds West, a distance of 664.22 feet to a 1/2 inch iron rod set marked (CBG INC) for corner;

THENCE, South 87 Degrees 07 Minutes 56 Seconds West, passing a West line of said 35.160 acre tract, and an East line of said 34.500 acre tract, and continuing the same course in all a total distance of 229.20 feet to a 1/2 inch iron rod set marked (CBG INC) for corner in a West line of said 34.500 acre tract, and in the East line of the remainder of a 43 acre tract of land conveyed to L. M. Smith, by deed recorded in Volume X-7, Page 124, Deed Records, Cass County, Texas, from said point, a cross-tie fence post found, bears South 00 Degrees 51 Minutes 10 Seconds East, a distance of 545.50 feet;

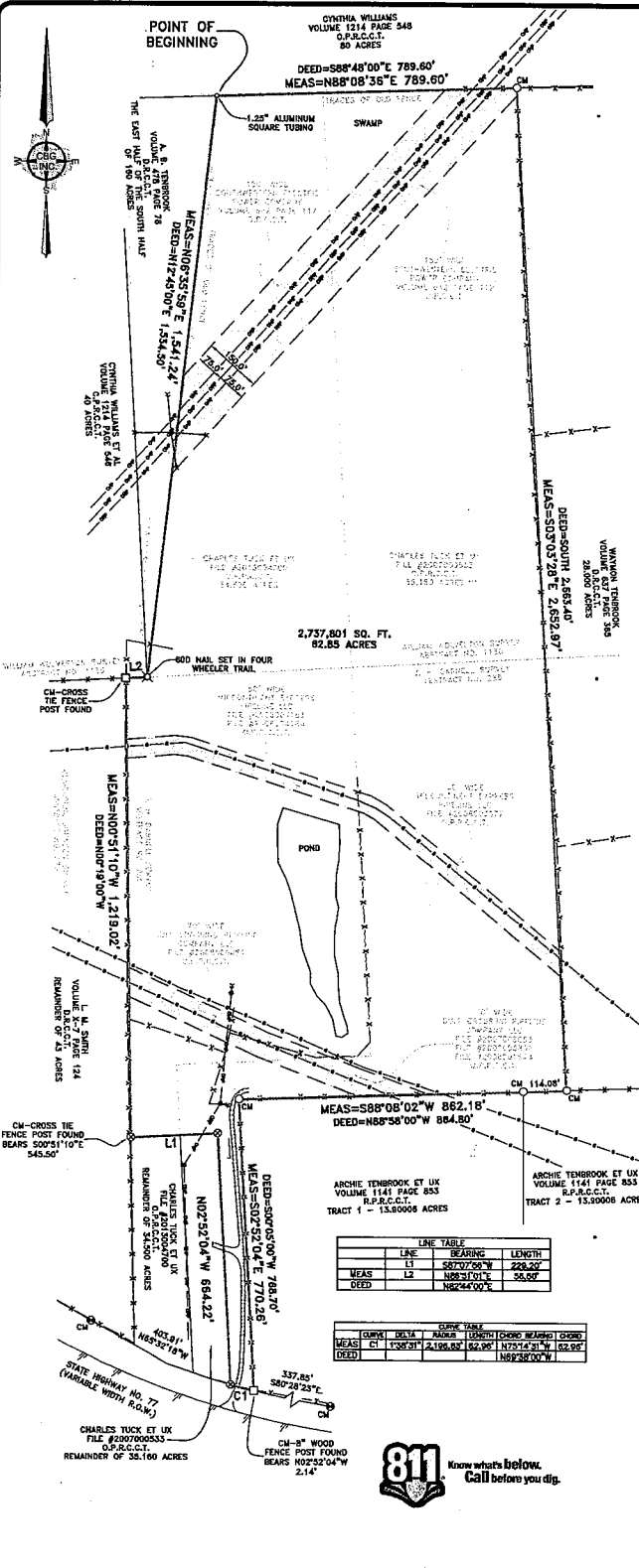
THENCE, North 00 Degrees 51 Minutes 10 Seconds West, along a West line of said 34.500 acre tract, and the East line of the remainder of said 43 acre tract, a distance of 1,219.02 feet to a cross-tie fence post found at a Northwest corner of said 34.500 acre tract, and the Northeast corner of the remainder of said 43 acre tract, said point lying in the South line of a 40 acre tract of land conveyed to Cynthia Williams et al, by deed recorded in Volume 1214, Page 546, Official Public Records, Cass County, Texas;

THENCE, North 86 Degrees 51 Minutes 01 Seconds East, along a North line of said 34.500 acre tract, and the South line of said 40 acre tract, a distance of 56.50 feet to a 60D nail set at an ell corner of said 34.500 acre tract, the Southeast corner of said 40 acre tract;

THENCE, North 06 Degrees 35 Minutes 59 Seconds East, along a West line of said 34.500 acre tract, a distance of 1,541.24 feet to the **POINT OF BEGINNING** and **CONTAINING** 2,737,801 square feet or 62.85 acres of land.

January 13, 2016

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BEGINNING at a 1.25 inch aluminum square tubing set at a Northwest corner of said 34,500 acre tract, said point lying in the South line of an 80 acre tract of land conveyed to Cynthia Williams, by deed recorded in Volume 1214, Page 548, Official Public Records, Cass County, Texas;

THENCE, North 88 Degrees 08 Minutes 36 Seconds East, along a North line of said 34,500 acre tract, and a Northwest corner of said 35,160 acre tract, and continuing the same course along a North line of said 35,160 acre tract, and the South line of said 80 acre tract in all a total distance of 789.60 feet to a 1/2 inch iron rod found at the Northeast corner of said 35,160 acre tract, and the Northwest corner of a 28,000 acre tract of land conveyed to Waymon Tenbrook, by deed recorded in Volume 637, Page 365, Deed Records, Cass County, Texas;

THENCE, South 03 Degrees 03 Minutes 28 Seconds East, along an East line of said 35,160 acre tract, and the West line of said 28,000 acre tract, a distance of 2,652.97 feet to a 1/2 inch iron rod found at a Southeast corner of said 35,160 acre tract, and the Southwest corner of said 28,000 acre tract, said point lying in the North line of a 13,90006 acre tract of land, called Tract 2, conveyed to Archie Tenbrook et ux, by deed recorded in Volume 1141, Page 853, Real Property Records, Cass County, Texas;

THENCE, South 88 Degrees 08 Minutes 02 Seconds West, along a South line of said 35,160 acre tract, and the North line of said 13,90006 acre Tract 2, passing a point of corner at a Southeast corner of said 35,160 acre tract, and the Southwest corner of said 13,90006 acre Tract 1, said point lying in the North line of State Highway No. 77, (Variable Width R.O.W.), and in a curve to the right, with a radius of 2,196.83 feet, a delta angle of 01 Degrees 38 Minutes 31 Seconds, the chord of which bears North 75 Degrees 14 Minutes 31 Seconds West, for a chord distance of 62.96 feet, from said point, an 8 inch wood fence post found, bears North 02 Degrees 52 Minutes 04 Seconds West, a distance of 2.14 feet, and a concrete monument found, bears South 80 Degrees 28 Minutes 23 Seconds East, a distance of 337.85 feet;

THENCE, South 02 Degrees 52 Minutes 04 Seconds East, along an East line of said 35,160 acre tract, and the West line of said 13,90006 acre Tract 1, a distance of 770.28 feet to a point for corner at a Southeast corner of said 35,160 acre tract, and the Southwest corner of said 13,90006 acre Tract 1, said point lying in the North line of State Highway No. 77, (Variable Width R.O.W.), and in a curve to the right, with a radius of 2,196.83 feet, a delta angle of 01 Degrees 38 Minutes 31 Seconds, the chord of which bears North 75 Degrees 14 Minutes 31 Seconds West, for a chord distance of 62.96 feet, from said point, an 8 inch wood fence post found, bears North 02 Degrees 52 Minutes 04 Seconds West, a distance of 2.14 feet, and a concrete monument found, bears South 80 Degrees 28 Minutes 23 Seconds East, a distance of 337.85 feet;

THENCE, along a South line of said 35,160 acre tract, the North line of said State Highway No. 77, and along the arc of said curve, for an arc length of 62.96 feet to 1/2 inch iron rod set marked (CBG INC) for corner in a South line of said 35,160 acre tract, and in the North line of said State Highway No. 77, from said point, a concrete monument found, bears North 65 Degrees 32 Minutes 18 Seconds West, a distance of 403.91 feet;

THENCE, North 02 Degrees 52 Minutes 04 Seconds West, a distance of 664.22 feet to a 1/2 inch iron rod set marked (CBG INC) for corner;

THENCE, South 87 Degrees 07 Minutes 56 Seconds West, passing a West line of said 35,160 acre tract, and an East line of said 34,500 acre tract, and continuing the same course in all a total distance of 229.20 feet to a 1/2 inch iron rod set marked (CBG INC) for corner in a West line of said 34,500 acre tract, and in the East line of the remainder of a 43 acre tract of land conveyed to L. M. Smith, by deed recorded in Volume X-7, Page 124, Deed Records, Cass County, Texas, from said point, a cross-tie fence post found, bears South 00 Degrees 51 Minutes 10 Seconds East, a distance of 545.50 feet;

THENCE, North 00 Degrees 51 Minutes 10 Seconds West, along a West line of said 34,500 acre tract, and the East line of the remainder of said 43 acre tract, a distance of 1,219.02 feet to a cross-tie fence post found at a Northwest corner of said 34,500 acre tract, and the Northeast corner of the remainder of said 43 acre tract, said point lying in the South line of a 40 acre tract of land conveyed to Cynthia Williams et al, by deed recorded in Volume 1214, Page 546, Official Public Records, Cass County, Texas;

THENCE, North 86 Degrees 51 Minutes 01 Seconds East, along a North line of said 34,500 acre tract, and the South line of said 40 acre tract, a distance of 56.50 feet to a 600 nail set at an ell corner of said 34,500 acre tract, the Southeast corner of said 40 acre tract;

THENCE, North 06 Degrees 35 Minutes 59 Seconds East, along a West line of said 34,500 acre tract, a distance of 1,541.24 feet to the POINT OF BEGINNING and CONTAINING 2,737,801 square feet or 62.85 acres of land.

SURVEYOR'S NOTES:

- 1) BEARINGS ARE BASED ON NAD 83, TEXAS NORTH CENTRAL, AS OBSERVED BY GPS.
- 2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
- 3) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
- 4) POND SHOWN HEREON IS APPROXIMATE IN SIZE AND LOCATION.
- 5) THE UNDERGROUND PIPELINES SHOWN WERE DERIVED FROM ABOVE GROUND EVIDENCE OF SUCH. THE EASEMENTS SHOWN FOR SAID PIPELINES ARE PLACED PER THE RECORDED DOCUMENTS OF SUCH AND FOUND MONUMENTS ON THE GROUND AT TIME OF SURVEY.
- 6) THERE WAS A DOUBLE WIDE MOBILE HOME ON THE PROPERTY AT TIME OF SURVEY THAT IS SUPPOSED TO BE MOVED OFF.
- 7) SEE SURVEYOR'S REPORT THIS SAME DATE AND JOB NUMBER.
- 8) THIS SURVEYED TRACT IS SUBJECT TO THE FOLLOWING DOCUMENTS:
ITEM 100, VOLUME 366, PAGE 228, D.R.C.C.T., NOT ABLE TO LOCATE BY DOCUMENT DESCRIPTION
ITEM 105, VOLUME 442, PAGE 112, D.R.C.C.T., ELECTRIC EASEMENT, AS SHOWN
ITEM 107, VOLUME 642, PAGE 117, D.R.C.C.T., ELECTRIC EASEMENT, AS SHOWN
ITEM 106, VOLUME 841, PAGE 453, R.P.R.C.C.T., PIPELINE BLANKET EASEMENT
ITEM 109, VOLUME 841, PAGE 465, R.P.R.C.C.T., PIPELINE BLANKET EASEMENT
ITEM 101, VOLUME 841, PAGE 745, R.P.R.C.C.T., PIPELINE BLANKET EASEMENT
ITEM 103, VOLUME 997, PAGE 756, R.P.R.C.C.T., NOT ABLE TO LOCATE BY DOCUMENT DESCRIPTION
ITEM 104, VOLUME 1247, PAGE 112, R.P.R.C.C.T., WATERLINE BLANKET EASEMENT
ITEM 104, FILE #2007005802, O.P.R.C.C.T., AS SHOWN
ITEM 104, FILE #2008001644, O.P.R.C.C.T., AS SHOWN
ITEM 104, FILE #2007005053, O.P.R.C.C.T., AS SHOWN
ITEM 100, FILE #200800451, O.P.R.C.C.T., AS SHOWN
ITEM 104, FILE #2008003372, O.P.R.C.C.T., AS SHOWN
ITEM 104, FILE #2008004183, O.P.R.C.C.T., AS SHOWN
ITEM 104, FILE #2008004184, O.P.R.C.C.T., AS SHOWN

LINE TABLE			
LINE	BEARING	LENGTH	MARK
MEAS L1	S87°07'00"W	229.20	1/2" IRON ROD
MEAS L2	N08°21'01"E	55.67	1/2" IRON ROD
DEED	N82°44'00"E		

CURVE TABLE			
CHORD BEARING	CHORD LENGTH	CHORD BEARING	CHORD LENGTH
MEAS C1	17°04'21"	2,196.83	50.00'
DEED		N77°14'31"W	125.92'
		N82°32'00"W	



I, Justin Kleam RPLS No. 5871, do hereby certify to: Linda Tuck, as seller; Brandon Golden, as buyer; The First National Bank of Hughes Springs, as lender; and Cass County Title, Inc. as lender to G. F. No. 15-0511: That the Plat of Survey shown herein is a correct and accurate representation of the property lines and dimensions as indicated; the location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

62.85 ACRES

DARNELL SURVEY, A-285, AND WOLVERTON SURVEY, A-1136

CASS COUNTY, TEXAS

STATE HIGHWAY NO. 77

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN	REV	BY	REV	BY
1" = 200'	01/13/16	1600580	15-0511	LER				

LEGEND

○ 1/2" IRON ROD FOUND	● POWER POLE	○ SEPTIC TANK	— CHAIN LINK FENCE
○ 1/2" IRON ROD SET	— A/C AIR CONDITIONING	○ SANITARY SEWER	— WOOD FENCE
○ 1" IRON PIPE FOUND	○ WATER METER	— GUY WIRE	— BARBED WIRE
○ POINT FOR CORNER	○ GAS METER	— TELEPHONE PEDestal	— IRON FENCE
○ "X" FOUND IN CONCRETE	○ WATER VALVE	— ELECTRIC PEDestal	— PIPE FENCE
△ OVERHEAD ELECTRIC	○ CONCRETE MONUMENT FOUND	— OVERHEAD ELECTRIC SERVICE	
△ OVERHEAD ELECTRIC	○ 600 NAIL SET	— OVERHEAD POWER LINE	
△ ASPHALT PAVING	△ GRAVEL/ROCK ROAD OR DRIVE	— COVERED PORCH/DECK OR CARPORT	
		— CONCRETE PAVING	
		— WOOD DECK OR PORCH	

CBG SURVEYING INC., FIRM CERTIFICATE #10168801
 458 HILLCREST DRIVE
 SULPHUR SPRINGS, TEXAS 75482
 PHONE: (903) 438-1200
 FAX: (903) 438-1286
 www.cbgdlw.com

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR REPLIED UPON AS A FINAL SURVEY DOCUMENT