

LEGAL DESCRIPTION

Being a lot, tract, or parcel of land situated in the William Crabtree Survey, Abstract No. 180, Cass County, Texas, and being part of that certain called 73.65 acre tract of land conveyed from Gary Goforth et ux to Veloria Nanze, by Warranty Deed With Vendor's Lien, as recorded in Volume 1053, Page 186, Real Property Records, Cass County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in a creek at the Northwest corner of said 73.65 acre tract, and the Southwest corner of the remainder of a called 100 acre tract conveyed to Robert Harper, by deed as recorded in Volume 1212, Page 287, Real Property Records, Cass County, Texas, said point being in the East line of a called 328.89 acre tract conveyed to James Cavender Investment Company B LTD, by deed as recorded in File No. 20142433, Official Public Records, Cass County, Texas;

THENCE, North 88 Degrees 30 Minutes 37 Seconds East, with the North line of said 73.65 acre tract, and the South line of the remainder of said 100 acre tract, a distance of 3,106.14 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBG INC) at the Northeast corner of this surveyed tract, the Northwest corner of a 1,057 square foot access easement this same day surveyed out, and the Southwest corner of a called 0.151 acre access easement described in Volume 1053, Page 186, Real Property Records, Cass County, Texas, from said point, an iron bar found at the Northeast corner of said 73.65 acre tract, bears North 88 Degrees 30 Minutes 37 Seconds East, a distance of 235.83 feet;

THENCE, South 20 Degrees 22 Minutes 51 Seconds East, with the West line of said access easement, a distance of 52.85 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBG INC) at the Southwest corner of said easement;

THENCE, South 88 Degrees 30 Minutes 37 Seconds West, a distance of 58.74 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBG INC);

THENCE, South 15 Degrees 18 Minutes 03 Seconds East, with an existing fence, a distance of 264.18 feet to a point for corner in a tree corner;

THENCE, South 71 Degrees 47 Minutes 36 Seconds East, with an existing fence, a distance of 42.32 feet to a point for corner in a tree corner;

THENCE, North 73 Degrees 42 Minutes 19 Seconds East, with an existing fence, a distance of 183.52 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBG INC) in the East line of said 73.65 acre tract, and the West line of a called 34.09 acre tract conveyed to Rodney Garrison et ux, by deed recorded in File No. 20111502, Official Public Records, Cass County, Texas, from said point, an iron bar found at the Northeast corner of said 73.65 acre tract, bears North 02 Degrees 05 Minutes 31 Seconds West, a distance of 273.92 feet;

February 4, 2015

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THENCE, South 02 Degrees 05 Minutes 31 Seconds East, with the East line of said 73.65 acre tract, and the West line of said 34.09 acre tract, a distance of 102.82 feet to a rail end found;

THENCE, South 01 Degrees 02 Minutes 11 Seconds East, with the East line of said 73.65 acre tract, and the West line of said 34.09 acre tract, a distance of 492.92 feet to a 5/8 inch iron rod slick rod found adjacent to an old axle knuckle at the Southeast corner of said 73.65 acre tract, and the Northeast corner of the original called 101.1 acre tract, called Tract No. 5, described in a Partition Deed in Volume J-7, Page 012, Deed Records, Cass County, Texas;

THENCE, South 88 Degrees 40 Minutes 59 Seconds West, with the South line of said 73.65 acre tract, and the North line of said 101.1 acre tract, a distance of 3,948.40 feet to an axle found in a creek at the Southwest corner of said 73.65 acre tract, and the Northwest corner of said 101.1 acre tract, said point being in the East line of said 328.89 acre tract;

THENCE, with the meanderings of said creek, the West line of said 73.65 acre tract, and the East line of said 328.89 acre tract, the following courses and distances, (there is no monuments set or found at the end of each call):

THENCE, North 07 Degrees 09 Minutes 10 Seconds East, a distance of 56.43 feet;
THENCE, North 23 Degrees 25 Minutes 56 Seconds West, a distance of 19.06 feet;
THENCE, North 68 Degrees 57 Minutes 06 Seconds West, a distance of 161.29 feet;
THENCE, North 40 Degrees 33 Minutes 17 Seconds East, a distance of 138.01 feet;
THENCE, North 01 Degrees 32 Minutes 09 Seconds West, a distance of 134.67 feet;
THENCE, North 31 Degrees 03 Minutes 12 Seconds East, a distance of 101.21 feet;
THENCE, South 34 Degrees 08 Minutes 39 Seconds East, a distance of 208.74 feet;
THENCE, North 65 Degrees 02 Minutes 30 Seconds East, a distance of 69.96 feet;
THENCE, North 38 Degrees 32 Minutes 33 Seconds East, a distance of 198.02 feet;
THENCE, North 20 Degrees 25 Minutes 00 Seconds East, a distance of 65.37 feet;
THENCE, North 77 Degrees 08 Minutes 22 Seconds East, a distance of 56.87 feet;
THENCE, South 51 Degrees 45 Minutes 32 Seconds East, a distance of 50.76 feet;
THENCE, North 89 Degrees 31 Minutes 02 Seconds East, a distance of 78.63 feet;
THENCE, North 14 Degrees 59 Minutes 07 Seconds West, a distance of 109.86 feet;
THENCE, North 28 Degrees 15 Minutes 49 Seconds East, a distance of 107.27 feet;
THENCE, North 61 Degrees 51 Minutes 30 Seconds East, a distance of 202.46 feet;
THENCE, North 76 Degrees 31 Minutes 05 Seconds West, a distance of 98.59 feet;
THENCE, North 12 Degrees 23 Minutes 20 Seconds West, a distance of 42.70 feet to the **POINT OF BEGINNING** and **CONTAINING** 3,124,997 square feet or 71.74 acres of land.

February 4, 2015

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LEGAL DESCRIPTION – ACCESS EASEMENT

Being an access easement situated in the William Crabtree Survey, Abstract No. 180, Cass County, Texas, and being part of that certain called 73.65 acre tract of land conveyed from Gary Goforth et ux to Veloria Nanze, by Warranty Deed With Vendor's Lien, as recorded in Volume 1053, Page 186, Real Property Records, Cass County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with a yellow plastic cap stamped (CBG INC) at the Northwest corner of this easement, the Northeast corner of a 71.74 acre tract this same day surveyed out, and the Southwest corner of a called 0.151 acre access easement described in Volume 1053, Page 186, Real Property Records, Cass County, Texas, said point being in the South line of a called 100 acre tract conveyed to Robert Harper, by deed as recorded in Volume 1212, Page 287, Real Property Records, Cass County, Texas, from said point, an iron bar found at the Northeast corner of said 73.65 acre tract, bears North 88 Degrees 30 Minutes 37 Seconds East, a distance of 235.83 feet;

THENCE, North 88 Degrees 30 Minutes 37 Seconds East, with the North line of said 73.65 acre tract, the South line of the remainder of said 100 acre tract, and the South line of said 0.151 acre easement, a distance of 21.14 feet to a point for corner at the Southeast corner of said 0.151 acre easement, and the Southwest corner of a called 3.84 acre tract conveyed to Reed Harper, by deed as recorded in Volume 503, Page 359, Deed Records, Cass County, Texas;

THENCE, South 20 Degrees 22 Minutes 51 Seconds East, a distance of 52.85 feet to a point for corner;

THENCE, South 88 Degrees 30 Minutes 37 Seconds West, a distance of 21.14 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBG INC) at a Southeast corner of said 71.74 acre tract;

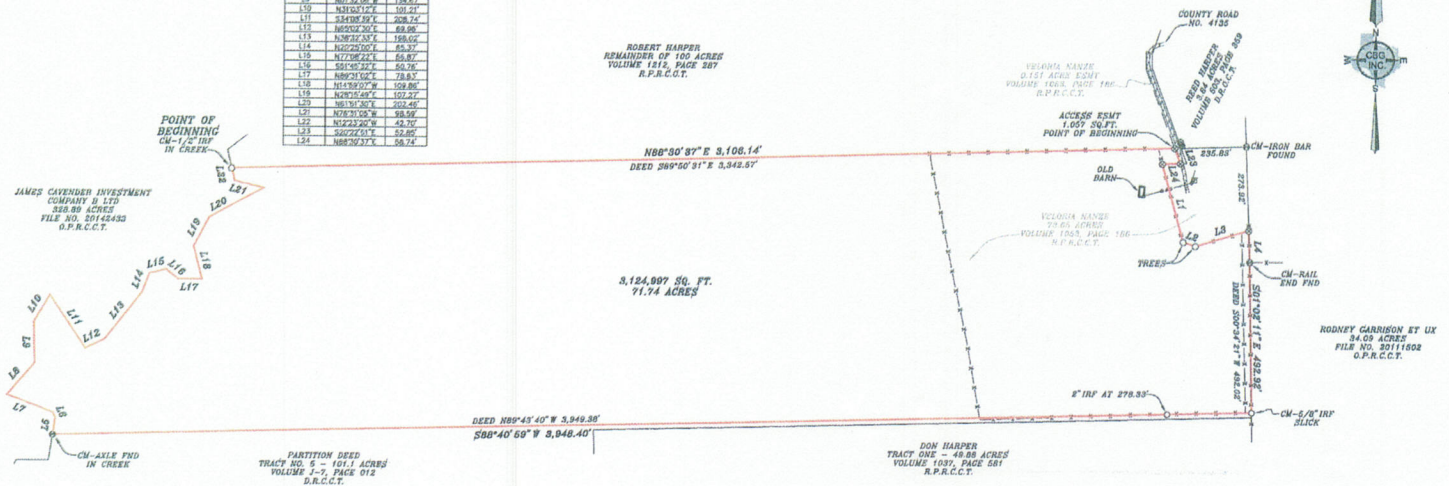
THENCE, North 20 Degrees 22 Minutes 51 Seconds West, with an East line of said 71.74 acre tract, a distance of 52.85 feet to the **POINT OF BEGINNING** and **CONTAINING** 1,057 square feet of land.

February 4, 2015

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LINE	BEARING	LENGTH	DEED
L1	S51°10'31"E	264.18	
L2	N77°27'30"E	45.30	
L3	N72°42'10"E	161.52	
L4	S02°28'41"E	102.82	RODNEY GARRISON ET UX
L5	N07°30'10"E	58.43	
L6	N42°25'54"W	12.96	
L7	N08°15'00"W	101.20	
L8	N49°28'17"E	138.01	
L9	N01°32'04"W	134.62	
L10	N31°04'12"E	101.21	
L11	S34°06'30"E	208.74	
L12	N02°00'20"E	69.95	
L13	N38°22'33"E	168.02	
L14	N02°22'00"E	85.35	
L15	N77°08'22"E	65.87	
L16	N04°01'32"E	98.78	
L17	N09°21'02"E	78.63	
L18	N04°39'27"W	109.86	
L19	N02°15'48"E	102.22	
L20	N01°30'30"E	102.46	
L21	N02°10'00"W	98.96	
L22	N02°23'20"W	45.70	
L23	S02°27'51"E	52.85	
L24	N08°20'21"E	58.74	

**WILLIAM CRABTREE SURVEY
ABSTRACT NO. 180
CASS COUNTY, TEXAS**



I, Justin Klean RPLS No. 6871, do hereby certify to: Brandon Golden, as client: 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.

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) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THIS TIME.
4) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
5) SEE LEGAL DESCRIPTIONS THIS SAME DATE AND JOB NUMBER.

CH CONTROLLING MONUMENT	LEGEND
1/2" IRON ROD FOUND	POWER POLE
1/2" IRON ROD SET	A/C AIR CONDITIONING
1" IRON PIPE FOUND	WATER METER
FENCE POST CORNER	GAS METER
1" TUBE IN CONCRETE	WATER VALVE
UNDERGROUND ELECTRIC	CONCRETE MONUMENT FOUND
OVERHEAD ELECTRIC	600 RAIL FOUND
ASPHALT PAVING	CONCRETE PAVING
GRAVEL/ROCK	WOOD DECK OR PORCH
SOIL OR DIRT	

71.74 ACRES	
WILLIAM CRABTREE SURVEY, ABSTRACT NO. 180	
CASS COUNTY, TEXAS	
SOUTH OF COUNTY ROAD NO. 4132	
SCALE	DATE
1:300	02/04/15
JOB NO.	C.F. NO.
1501107	N/A
DRAWN	REV
J.R.K.	
BY	REV

CSO SURVEYING INC., FIRM CERTIFICATE #1076850
458 HILLCREST DRIVE
SULPHUR SPRINGS, TEXAS 75482
PHONE: (903) 438-1200
FAX: (903) 438-1288
www.chpsd.com

JUSTIN KLEAN
RPLS NO. 6871
CASS COUNTY, TEXAS