

I, Justin Kluon, RA's No. 5971, do hereby certify for Jennifer Gaiden, that the Plot 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 noted, the Survey is correct and true. There are no easements, encroachments or profusions on the ground. Use of this survey by any other party, and/or for other purposes shall be at user's own risk and the undersigned and/or former use shall not be the responsible of the parties.

[illegible]

**47.05 ACRES**

NORTHINGTON SURVEY, A-218, AND WOLF SURVEY, A-311

MORRIS COUNTY, TEXAS

COUNTY ROAD NO. 1147

SCALE	DATE	JOB NO.	S.F. NO.	DRAWN	REV	BY	BY
1" = 200'	01/15/15	1415005		LER			

CSG SURVEYING INC., FIRM CERTIFICATE #10168801  
458 HILLCREST DRIVE, EVANSTON, IL 60120  
PHONE: (903) 439-1204  
FAX: (903) 438-1265  
[www.csgrid.com](http://www.csgrid.com)



## LEGAL DESCRIPTION

Being a lot, tract, or parcel of land situated in the Elijah Wolf Survey, Abstract No. 311, and the M. W. Northington Survey, Abstract No. 218, Morris County, Texas, and being all of that certain 1 acre tract of land conveyed from Nancy Brown to Mrs. John Key, by Warranty Deed, as recorded in Volume 82, Page 59, Deed Records, Morris County, Texas, and being all of the remainder of that certain 72.20 acre tract of land, called Tract 3, conveyed from Malcolm Key et al to Lynette Lestage, by Warranty Deed, as recorded in Volume 292, Page 255, Real Property Records, Morris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an 8 inch wood fence post found at the Northeast corner of the remainder of said 72.20 acre tract, and the Southeast corner of a 38.87 acre tract of land conveyed to Kelly Dorman, by deed recorded in Volume 481, Page 387, Official Public Records, Morris County, Texas, said point lying on the West side of County Road No. 1147;

THENCE, South 02 Degrees 05 Minutes 47 Seconds East, along the East line of the remainder of said 72.20 acre tract, and the West side of said County Road No. 1147, passing the Northwest corner of the remainder of a 47.6 acre tract of land conveyed to James Connor, by deed recorded in Volume 154, Page 9, Deed Records, Morris County, Texas, and continuing the same course along the East line of the remainder of said 72.20 acre tract, and the West line of the remainder of said 47.6 acre tract, passing the Southeast corner of the remainder of said 72.20 acre tract, and the Northeast corner of said 1 acre tract, and continuing the same course along the East line of said 1 acre tract, and the West line of the remainder of said 47.6 acre tract in all a total distance of 1,078.75 feet to a 1/2 inch iron rod set marked (CBG INC) at the Southeast corner of said 1 acre tract, and a Northeast corner of a 10.60 acre tract of land, called Tract 2, conveyed to Richard Robinson et ux, by deed recorded in Volume 250, Page 412, Real Property Records, Morris County, Texas;

THENCE, South 85 Degrees 54 Minutes 13 Seconds West, along the South line of said 1 acre tract, and a North line of said 10.60 acre Tract 2, a distance of 151.81 feet to a 1/2 inch iron rod set marked (CBG INC) at the Southwest corner of said 1 acre tract, and an ell corner of said 10.60 acre Tract 2;

THENCE, North 40 Degrees 45 Minutes 47 Seconds West, along the West line of said 1 acre tract, an East line of said 10.60 acre Tract 2, and generally along a fence, and small drain, a distance of 236.54 feet to a 1/2 inch iron rod set marked (CBG INC) at the Northwest corner of said 1 acre tract, and a Northeast corner of said 10.60 acre Tract 2, said point lying in the South line of the remainder of said 72.20 acre tract;

THENCE, South 87 Degrees 11 Minutes 53 Seconds West, along the South line of the remainder of said 72.20 acre tract, and a North line of said 10.60 acre Tract 2, a distance of 296.01 feet to a 3/4 inch iron pipe found at an angle point in the South line of the remainder of said 72.20 acre tract, the Northwest corner of said 10.60 acre Tract 2, and



the Northeast corner of a 10.60 acre tract of land, called Tract 1, conveyed to conveyed to Richard Robinson et ux, by deed recorded in Volume 250, Page 412, Real Property Records, Morris County, Texas;

THENCE, South 87 Degrees 11 Minutes 53 Seconds West, continuing along the South line of the remainder of said 72.20 acre tract, and the North line of said 10.60 acre Tract 1, a distance of 270.81 feet to a 1/2 inch iron rod found at an angle point in the South line of the remainder of said 72.20 acre tract, the Northwest corner of said 10.60 acre Tract 1, and the Northeast corner of a 22.0 acre tract of land, called Tract One, conveyed to Teresa Page, by deed recorded in Volume 441, Page 533, Official Public Records, Morris County, Texas;

THENCE, South 85 Degrees 33 Minutes 54 Seconds West, continuing along the South line of the remainder of said 72.20 acre tract, and the North line of said 22.0 acre tract, a distance of 650.68 feet to a 1/2 inch iron rod found at an angle point in the South line of the remainder of said 72.20 acre tract, and an angle point in the North line of said 22.00 acre tract;

THENCE, South 88 Degrees 29 Minutes 59 Seconds West, continuing along the South line of the remainder of said 72.20 acre tract, and the North line of said 22.0 acre tract, passing the Northwest corner of said 22.0 acre tract, and the Northeast corner of the remainder of a 13.3 acre tract of land conveyed to Deborah Thornton, by deed recorded in Volume 494, Page 284, Official Public Records, Morris County, Texas, and continuing the same course along the South line of the remainder of said 72.20 acre tract, and the North line of the remainder of said 13.3 acre tract, a distance of 663.99 feet to a point for corner in a 32 inch Oak tree found at the Southwest corner of the remainder of said 72.20 acre tract, and the Southeast corner of a 30 acre tract of land, called Tract 1, conveyed to Cresta Lefevre, by deed recorded in Volume 445, Page 326, Official Public Records, Morris County, Texas, from said point, a 2 inch iron pipe found, bears South 88 Degrees 29 Minutes 59 Seconds West, a distance of 588.56 feet;

THENCE, North 01 Degrees 50 Minutes 53 Seconds West, along the West line of the remainder of said 72.20 acre tract, and the East line of said 30 acre tract, a distance of 956.34 feet to a point for corner at the Northwest corner of the remainder of said 72.20 acre tract, and the Northeast corner of said 30 acre tract, said point lying in the South line of said 38.87 acre tract, from said point, a t-post found, bears North 01 Degrees 50 Minutes 53 Seconds West, a distance of 1.11 feet;

THENCE, North 89 Degrees 14 Minutes 43 Seconds East, along the North line of said 72.20 acre tract, and the South line of said 38.87 acre tract, a distance of 1,376.68 feet to a 5/8 inch iron rod found at an angle point in the North line of the remainder of said 72.20 acre tract, and an angle point in the South line of said 38.87 acre tract;

THENCE, North 89 Degrees 45 Minutes 55 Seconds East, continuing along the North line of said 72.20 acre tract, and the South line of said 38.87 acre tract, a distance of 118.50 feet to a 5/8 inch iron rod found at an angle point in the North line of the



remainder of said 72.20 acre tract, and an angle point in the South line of said 38.87 acre tract;

THENCE, North 89 Degrees 14 Minutes 15 Seconds East, continuing along the North line of said 72.20 acre tract, and the South line of said 38.87 acre tract, a distance of 109.87 feet to a 5/8 inch iron rod found at an angle point in the North line of the remainder of said 72.20 acre tract, and an angle point in the South line of said 38.87 acre tract;

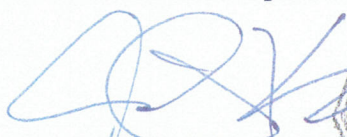
THENCE, North 89 Degrees 30 Minutes 16 Seconds East, continuing along the North line of said 72.20 acre tract, and the South line of said 38.87 acre tract, a distance of 109.43 feet to a 5/8 inch iron rod found at an angle point in the North line of the remainder of said 72.20 acre tract, and an angle point in the South line of said 38.87 acre tract;

THENCE, North 87 Degrees 29 Minutes 09 Seconds East, continuing along the North line of said 72.20 acre tract, and the South line of said 38.87 acre tract, a distance of 110.21 feet to a 3/8 inch iron rod found at an angle point in the North line of the remainder of said 72.20 acre tract, and an angle point in the South line of said 38.87 acre tract;

THENCE, North 86 Degrees 33 Minutes 59 Seconds East, continuing along the North line of said 72.20 acre tract, and the South line of said 38.87 acre tract, a distance of 109.94 feet to a 5/8 inch iron rod found at an angle point in the North line of the remainder of said 72.20 acre tract, and an angle point in the South line of said 38.87 acre tract;

THENCE, North 86 Degrees 01 Minutes 02 Seconds East, continuing along the North line of said 72.20 acre tract, and the South line of said 38.87 acre tract, a distance of 242.27 feet to the **POINT OF BEGINNING** and **CONTAINING** 2,049,570 square feet or 47.05 acres of land.

I, Justin Kleam, RPLS No. 5871, do hereby certify that this legal description was prepared by me from an actual on the ground survey made under my supervision during the month of January 2015. Use of this legal description or 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.

  
Justin Kleam, RPLS No. 5871  
01/15/15 - 1415005  
See plat this same date and job number.

