

**LEGAL DESCRIPTION:** Being 63.712 acres of land, approximately 40.001 acres out of the Bernard Beckmann Survey No. 2, Abstract No. 78 and approximately 23.711 acres out of the Bernard Beckmann Survey No. 4, Abstract No. 80 in Mason County, Texas and also being all of that certain 63.739 acre tract described in Volume 234, Page 122 of the Real Property Records of Mason County, Texas; Said 63.712 acre tract being more particularly described as follows and as surveyed under the supervision of Cross Texas Land Services, Inc in December, 2010:

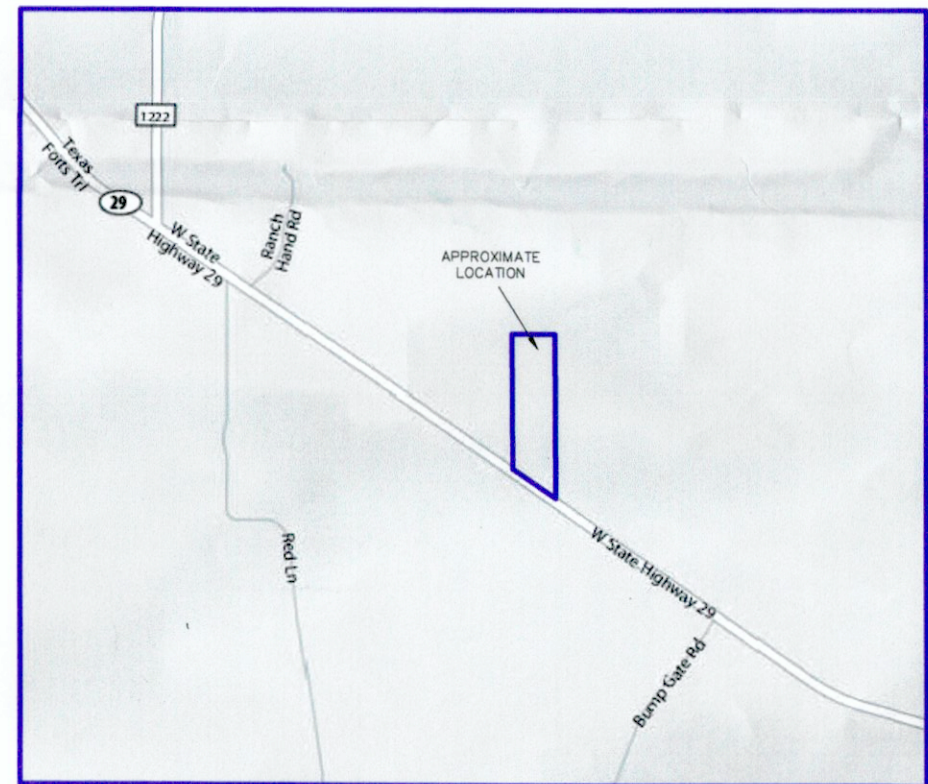
**BEGINNING** at a 1/2 inch iron rod with cap found in the northeast right-of-way of State Highway No. 29 for the southeast corner of that certain 84.252 acre tract described in Volume 204, Page 22 of said Real Property Records and the southwest corner hereof;

**THENCE** North 00°15'04" West a distance of 2812.19 feet along the east line of said 84.252 acre tract to a 1/2 inch iron rod found in the south line of that certain 420.717 acre tract described in Volume 142, Page 70 of said Real Property Records for the northeast corner of said 84.252 acre tract and the northwest corner hereof;

**THENCE** North 89°54'53" East a distance of 890.41 feet along the south line of said 420.717 acre tract to a 1/2 inch iron rod found for the northwest corner of the residue of that certain 236.08 acre tract described in Volume 62, Page 547 of the Deed Records of Mason County, Texas and the northeast corner hereof;

**THENCE** South 00°15'04" East, along the west line of said 236.08 acre tract, at a distance of 1507.59 feet pass a 1/2 inch iron pipe found for a corner of said 236.08 acre tract and the northwest corner of that certain 11.26 acre tract described in Volume 231, Page 69 of said Real Property Records, continuing along the west line of said 11.26 acre tract, at a distance of 1908.43 feet pass a 1/2 inch iron rod with cap found for a corner of said 11.26 acre tract and the northwest corner of that certain 1.313 acre tract described in Volume 209, Page 364 of said Real Property Records, continuing at a distance of 1964.59 feet pass a 3/8 inch iron rod found, continuing at a distance of 2220.31 feet pass a 2 inch pipe fence corner post found for the southwest corner of said 11.26 acre tract and a corner of said 236.08 acre tract continuing along the west line of said 236.08 acre tract for a total distance of 3421.61 feet to a calculated point in the northeast right-of-way of said State Highway No. 29 for the southwest corner of said 236.08 acre tract and the southeast corner hereof and from which a 6 inch cedar fence corner post found bears North 57°59'57" West a distance of 1.30 feet;

**Thence** North 55°44'58" West a distance of 1080.44 feet along the northeast right-of-way of said State Highway No. 29 to the **POINT OF BEGINNING** containing 63.712 acres more or less, and as shown hereon.



**CROSS TEXAS LAND SERVICES, INC.**

111 AUSTIN ST.  
MASON, TEXAS 76856  
PHONE (877) 347-6883  
FAX (325) 347-5522

12-29-2010  
DATE

1. THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE SURVEY INFORMATION FOUND ON THIS PLAT WAS DERIVED FROM ACTUAL FIELD NOTES OF ON-THE-GROUND SURVEYS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

NOTE:  
1. BEARINGS, DISTANCES & ACRES ARE GRID, NAD 83 US TX CENTRAL ZONE AND ARE DERIVED FROM NORMAL GPS TECHNIQUES.  
2. UNDERGROUND SPRINKLER SYSTEMS, VALVES, BOXES AND/OR SPRINKLER HEADS THAT MAY OR MAY NOT EXIST ARE NOT SHOWN HEREON.  
3. IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "C.T.L.S."

LEGEND:

- POINT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- △ 1200 NAIL FOUND
- IRON PIPE FOUND
- 3/8" IRON ROD FOUND
- PIPE FENCE CORNER POST FOUND
- WOOD FENCE CORNER POST FOUND
- A/C UNIT
- ⊕ BENCH MARK
- ⊕ WATER WELL/METER
- ⊕ TELEPHONE/CABLE PEDESTAL
- ⊕ ELECTRIC BOX/METER
- ⊕ UTILITY POLE/RISER
- ⊕ MANHOLE
- ⊕ FIRE HYDRANT

M.C.D.R. MASON COUNTY DEED RECORDS  
M.C.R.P.R. - MASON COUNTY REAL PROPERTY RECORDS

REFERENCE: WILL MCANN  
ADDRESS: -----  
LEGAL DESCRIPTION: 63.712 ACRES OF LAND OUT OF THE BERNARD BECKMANN SURVEY NO. 2, ABSTRACT NO. 78 AND THE BERNARD BECKMANN SURVEY NO. 4, ABSTRACT NO. 80 IN MASON COUNTY, TEXAS.  
JOB NO. 10-1356-00 REV. 0  
DRAWN BY: A.L. FIELD BOOK: 148/77