

GR13-050C

All that certain 27.67 acre tract of land situated in the Samuel Burnham Survey, A-67, Cass County, Texas, being all of Tract 1, called 20 acres and Tract 2, called 7.262 acres recorded in Instrument No. 2013001701 Official Public Records of Cass County, Texas, said 27.67 acre tract of land being more particularly described by metes and bounds as follows: (Bearing Basis: East line of Tract 2, 2013001701)

Beginning at: A railroad spike found in the centerline of Cass County Road No. 4683 for the Southwest corner of this tract and Tract 2, 2013001701, also the Southeast corner of 362/137;

Thence: N 03° 21' 03"E, passing at 20.0 feet a 1" iron pipe found at a fence corner post, continuing for a total distance of 1147.71 feet with a fence and common boundary of 362/137 to a 5/8" iron rod found at a fence corner post for the Northwest corner of Tract 2, also the Southwest corner of Tract 1, and an angle corner of this tract;

Thence: N 05° 45' 05" E, 834.84 feet with a fence and common boundary of 362/137 to a 5/8" iron rod found at a fence corner post in the South line of 1148/193 for the Northwest corner of this tract and Tract 1, also the Northeast corner of 362/137;

Thence: S 88° 28' 01" E, 1020.28 feet with a fence and common boundary of 1148/193 to a buggy axle found at a fence corner post for the Northeast corner of this tract and Tract 1, Northwest corner of 541/460, also an angle corner of 1148/193;

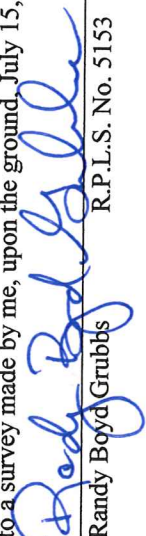
Thence: S 00° 57' 26" W, 849.59 feet with a fence and common boundary of 541/460 to a 1-1/2" iron pipe found at a fence corner post for an angle corner of this tract, the Southeast corner of Tract 1, also the Northeast corner of 2012004959, a 20" Sweet Gum bears N 13° E, 51.0 feet;

Thence: N 87° 34' 43" W, 841.12 feet with a fence and common boundary of 2012004959 to an axle found at a fence corner post for an angle corner of this tract, the Northeast corner of Tract 2, also the Northwest corner of 2012004959;

Thence: S 00° 41' 00" W, (Bearing Basis) passing at 463.92 feet a 5/8" iron rod for common corner of 2012004959 and 2012004960, passing at 1133.81 feet a 5/8" iron rod on the North side of Cass County Road No. 4683, continuing for a total distance of 1153.81 feet with a fence and common boundary of 2012004960 to a nail found in the centerline of Cass County Road No. 4683 for the Southeast corner of this tract and Tract 2, also the Southwest corner of 2012004960;

Thence: N 86° 29' 05" W, 302.91 feet with Cass County Road No. 4683 to the Point of Beginning, containing 27.67 acres of land, more or less.

I, Randy Boyd Grubbs, Registered Professional Land Surveyor No. 5153, do hereby certify that the above field notes are true and correct according to a survey made by me, upon the ground, July 15, 2013.


Randy Boyd Grubbs
R.P.L.S. No. 5153

VDL 1148, PG. 193

S 88°28'01" E 1020.28'

FND 5/8" I.R.

BCEC, INC TRANSMISSION LINE VDL 1101, PG. 223

SAMUEL BURNHAM SURVEY

A - 67

CASS COUNTY, TEXAS

27.67 ACRES

Inst. No.
2013001701

S 00°57'26" W 849.59'
Vol. 541, Pg. 460

TRACT NO. 1

FND AXLE

FND 1-1/2" I.R.

N 87°34'43" W 841.12'

Inst. No.
2012004959

TRACT NO. 2

Vol. 362, Pg. 137

Inst. No.
2012004959

N 03°21'03" E 1147.71'
(TWO FENCES - OLD FENCE ON WEST - NEW FENCE 4' EAST)

OLD RAILROAD

FND 5/8" I.R.
@ 463.62'

S 00°41'00" W 1153.81'
(Bearing Basis)

Inst. No.
2012004960



FND 1" I.P.
@ 20.0'

FND 5/8" I.R.
@ 1133.81'

CASS COUNTY ROAD NO. 4683

0 200
1" = 200 Feet

FND NAIL

N 86°29'05" W
302.91'

FND R.R. SPIKE
POINT OF BEGINNING

1" = 200 Feet
Basis of Bearings:
EAST Line, Tract No. 2
Inst. No. 2013001701

I, Randy Boyd Grubbs, Registered Professional Land Surveyor hereby certify that this reflects a survey made upon the ground, under my supervision, that the metes and bounds, shown hereon truly represents the boundaries of the property, that there are no encroachments or visible easements on or across the property, except as shown. July 15, 2013.

Randy Boyd Grubbs
Randy Boyd Grubbs

Registered Professional Land Surveyor No. 5153

RANDY BOYD GRUBBS
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GR13-050C