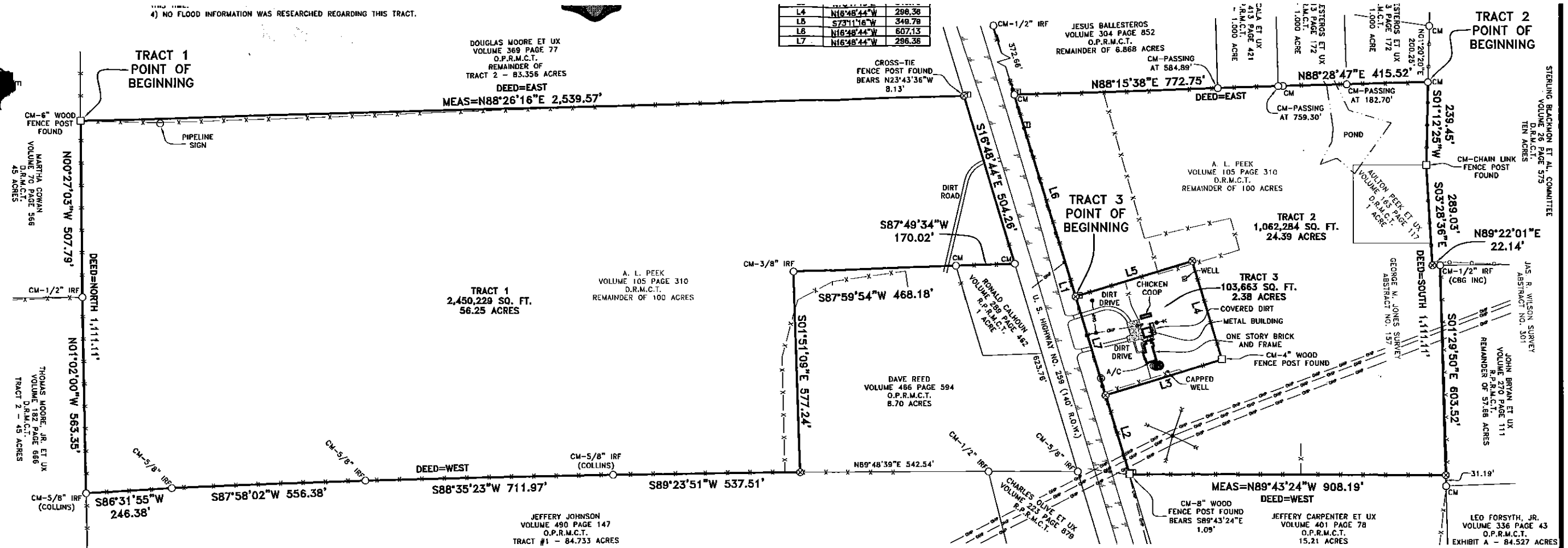
4) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.

L4	N16°48'44"W	296.36
L5	S73°11'16"W	349.79
L6	N16°48'44"W	607.13
L7	N16°48'44"W	296.36



LEGAL DESCRIPTION – TRACT 1

Being a lot, tract, or parcel of land situated in the George M. Jones Survey, Abstract No. 157, Morris County, Texas, and being part of the remainder of that certain 100 acre tract of land conveyed from C. L. Pratt et ux to A. L. Peek, by Warranty Deed, as recorded in Volume 105, Page 310, Deed Records, Morris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5 inch wood fence post found at a Northwest corner of the remainder of said 100 acre tract, and the Southwest corner of the remainder of an 83.356 acre tract of land, called Tract 2, conveyed to Douglas Moore et ux, by deed recorded in Volume 369, Page 77, Official Public Records, Morris County, Texas, said point lying in the East line of a 45 acre tract of land conveyed to Martha Cowan, by deed recorded in Volume 70, Page 566, Deed Records, Morris County, Texas;

THENCE, North 88 Degrees 26 Minutes 16 Seconds East, along a North line of the remainder of said 100 acre tract, and a South line of the remainder of said 83.356 acre tract, a distance of 2,539.57 feet to a 1/2 inch iron rod set marked (CBG INC) at a Northeast corner of the remainder of said 100 acre tract, and a Southeast corner of the remainder of said 83.356 acre tract, said point lying in the West line of U. S. Highway No. 259, (140' R.O.W.), from said point, a cross-tie fence post found, bears North 23 Degrees 43 Minutes 36 Seconds West, a distance of 8.13 feet;

THENCE, South 16 Degrees 48 Minutes 44 Seconds East, along an East line of the remainder of said 100 acre tract, and the West line of said U. S. Highway No. 259, a distance of 504.26 feet to a 1/2 inch iron rod found marked (Hampton) at a Southeast corner of the remainder of said 100 acre tract, and the Northeast corner of a 1 acre tract of land conveyed to Ronald Calhoun, by deed recorded in Volume 289, Page 462, Real Property Records, Morris County, Texas, from said point, a 5/8 inch iron rod found, bears South 16 Degrees 48 Minutes 44 Seconds East, a distance of 623.78 feet;

THENCE, South 87 Degrees 49 Minutes 34 Seconds West, along a South line of the remainder of said 100 acre tract, and the North line of said 1 acre tract, a distance of 170.02 feet to a 1/2 inch iron rod found marked (Hampton) at an angle point in a South line of the remainder of said 100 acre tract, the Northwest corner of said 1 acre tract, and a Northeast corner of an 8.70 acre tract of land conveyed to Dave Reed, by deed recorded in Volume 486, Page 594, Official Public Records, Morris County, Texas;

THENCE, South 87 Degrees 59 Minutes 54 Seconds West, continuing along a South line of the remainder of said 100 acre tract, and a North line of said 8.70 acre tract, a distance of 468.17 feet to a 3/8 inch iron rod found at an ell corner of the remainder of said 100 acre tract, and the Northwest corner of said 8.70 acre tract;

THENCE, South 01 Degrees 51 Minutes 09 Seconds East, along an East line of the remainder of said 100 acre tract, and the West line of said 8.70 acre tract, a distance of 577.24 feet to a 1/2 inch iron rod set marked (CBG INC) at a Southeast corner of the remainder of said 100 acre tract, and the Southwest corner of said 8.70 acre tract, said point lying in a North line of an 84.733 acre tract of land, called Tract #1, conveyed to Jeffrey Johnson, by deed recorded in Volume 490, Page 147, Official Public Records, Morris County, Texas, from said point, a 1/2 inch iron rod found at a Northeast corner of said 84.733 acre tract, bears North 89 Degrees 48 Minutes 39 Seconds East, a distance of 542.54 feet;

THENCE, South 89 Degrees 23 Minutes 51 Seconds West, along a South line of the remainder of said 100 acre tract, and a North line of said 84.733 acre tract, a distance of 537.51 feet to a 5/8 inch iron rod found marked (Collins) at an angle point in a South line of the remainder of said 100 acre tract, and an angle point in a North line of said 84.733 acre tract;

THENCE, South 88 Degrees 35 Minutes 23 Seconds West, continuing along a South line of the remainder of said 100 acre tract, and a North line of said 84.733 acre tract, a distance of 711.97 feet to a 5/8 inch iron rod found at an angle point in a South line of the remainder of said 100 acre tract, and an angle point in a North line of said 84.733 acre tract;

THENCE, South 87 Degrees 58 Minutes 02 Seconds West, continuing along a South line of the remainder of said 100 acre tract, and a North line of said 84.733 acre tract, a distance of 556.38 feet to a 5/8 inch iron rod found at an angle point in a South line of the remainder of said 100 acre tract, and an angle point in a North line of said 84.733 acre tract;

THENCE, South 86 Degrees 31 Minutes 55 Seconds West, continuing along a South line of the remainder of said 100 acre tract, and a North line of said 84.733 acre tract, a distance of 246.38 feet to a 5/8 inch iron rod found marked (Collins) at a Southwest corner of the remainder of said 100 acre tract, and the Northwest corner of said 84.733 acre tract, said point lying in the East line of a 45 acre tract of land, called Tract 2, conveyed to Thomas Moore, Jr. et ux, by deed recorded in Volume 182, Page 668, Deed Records, Morris County, Texas;

THENCE, North 01 Degrees 02 Minutes 00 Seconds West, along a West line of the remainder of said 100 acre tract, and the East line of said 45 acre Tract 2, a distance of 563.35 feet to a 1/2 inch iron rod found at an angle point in a West line of the remainder of said 100 acre tract, the Northeast corner of said 45 acre Tract 2, and the Southeast corner of said 45 acre Cowan tract;

THENCE, North 00 Degrees 27 Minutes 03 Seconds West, continuing along a West line of the remainder of said 100 acre tract, and the East line of said 45 acre Cowan tract, a distance of 507.79 feet to the POINT OF BEGINNING and CONTAINING 2,450,229 square feet or 56.25 acres of land.

LEGAL DESCRIPTION – TRACT 2

Being a lot, tract, or parcel of land situated in the George M. Jones Survey, Abstract No. 157, Morris County, Texas, and being part of the remainder of that certain 100 acre tract of land conveyed from C. L. Pratt et ux to A. L. Peek, by Warranty Deed, as recorded in Volume 105, Page 310, Deed Records, Morris County, Texas, and being all of that certain 1 acre tract of land conveyed from Lillie Forsyth et al to Auston Peek et ux, by deed recorded in Volume 163, Page 117, Deed Records, Morris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found marked (Hampton) at a Northeast corner of the remainder of said 100 acre tract, and the Southeast corner of a 1.000 acre tract of land, called Tract D, conveyed to Nicolas Ballesteros et ux, by deed recorded in Volume 413, Page 173, Official Public Records, Morris County, Texas, said point lying in the occupied West line of a 10 acre tract of land conveyed to Sterling Blackmon et al, Committee, by deed recorded in Volume 26, Page 575, Deed Records, Morris County, Texas, from said point, a 1/2 inch iron rod found at the Northeast corner of said 1.000 acre Tract D, bears North 01 Degrees 20 Minutes 20 Seconds East, a distance of 200.25 feet;

THENCE, South 01 Degrees 12 Minutes 25 Seconds West, along a an East line of the remainder of said 100 acre tract, and the occupied West line of said 10 acre tract, a distance of 239.45 feet to a chain link fence post found at a Southeast corner of the remainder of said 100 acre tract, and the Northeast corner of said 1 acre tract, an angle point in the occupied West line of said 10 acre tract;

THENCE, South 03 Degrees 28 Minutes 36 Seconds East, along the East line of said 1 acre tract, and the occupied West line of said 10 acre tract, passing the Southeast corner of said 1 acre tract, and a Southeast corner of the remainder of said 100 acre tract, and continuing the same course along an East line of the remainder of said 100 acre tract, and the occupied West line of said 10 acre tract in all a total distance of 289.03 feet to a 1/2 inch iron rod set marked (CBG INC) at an ell corner of the remainder of said 100 acre tract, and the occupied Southwest corner of said 10 acre tract;

THENCE, North 89 Degrees 22 Minutes 01 Seconds East, along a North line of the remainder of said 100 acre tract, and the occupied South line of said 10 acre tract, a distance of 22.14 feet to a 1/2 inch iron rod found marked (CBG INC) at a Northeast corner of the remainder of said 100 acre tract, and a Northwest corner of the remainder of a 57.68 acre tract of land conveyed to John Bryan et ux, by deed recorded in Volume 270, Page 111, Real Property Records, Morris County, Texas, said point lying in the occupied South line of said 10 acre tract;

THENCE, South 01 Degrees 29 Minutes 50 Seconds East, along an East line of the remainder of said 100 acre tract, and a West line of the remainder of said 57.68 acre tract, a distance of 603.52 feet to a 1/2 inch iron rod set marked (CBG INC) at a Southeast corner of the remainder of said 100 acre tract, and the Northeast corner of a 15.21 acre tract of land conveyed to Jeffrey Carpenter et ux, by deed recorded in Volume 401, Page 78, Official Public Records, Morris County, Texas, from said point, a 1/2 inch iron rod found marked (Hampton) at the Southwest corner of the remainder of said 57.68 acre tract, bears South 01 Degrees 29 Minutes 50 Seconds East, a distance of 31.19 feet;

THENCE, North 89 Degrees 43 Minutes 24 Seconds West, along a South line of the remainder of said 100 acre tract, and the North line of said 15.21 acre tract, a distance of 908.19 feet to a point for corner at a Southwest corner of the remainder of said 100 acre tract, and the Northwest corner of said 15.21 acre tract, said point lying in the East line of U. S. Highway No. 259, (140' R.O.W.), from said point, an 8 inch wood fence post found, bears South 89 Degrees 43 Minutes 24 Seconds East, a distance of 1.09 feet;

THENCE, North 16 Degrees 48 Minutes 44 Seconds West, along a West line of the remainder of said 100 acre tract, and the East line of said U. S. Highway No. 259, a distance of 237.37 feet to a 1/2 inch iron rod set marked (CBG INC) for corner in a West line of the remainder of said 100 acre tract, and the Southwest corner of a 2.38 acre tract of land, called Tract 3, surveyed out this 25th day of July, 2014;

THENCE, North 73 Degrees 11 Minutes 16 Seconds East, along the South line of said 2.38 acre tract, a distance of 349.79 feet to a 4 inch wood fence post found at the Southeast corner of said 2.38 acre tract;

THENCE, North 16 Degrees 48 Minutes 44 Seconds West, along the East line of said 2.38 acre tract, a distance of 296.36 feet to a 1/2 inch iron rod set marked (CBG INC) at the Northeast corner of said 2.38 acre tract;

THENCE, South 73 Degrees 11 Minutes 16 Seconds West, along the North line of said 2.38 acre tract, a distance of 349.79 feet to a 1/2 inch iron rod set marked (CBG INC) for corner in a West line of the remainder of said 100 acre tract, in the East line of said U. S. Highway No. 259, and the Northwest corner of said 2.38 acre tract;

THENCE, North 16 Degrees 48 Minutes 44 Seconds West, along a West line of the remainder of said 100 acre tract, the East line of said U. S. Highway No. 259, a distance of 607.13 feet to a 1/2 inch iron rod found marked (Hampton) at a Northwest corner of the remainder of said 100 acre tract, and the Southwest corner of the remainder of a 6.868 acre tract of land conveyed to Jesus Ballesteros, by deed recorded in Volume 304, Page 852, Official Public Records, Morris County, Texas, from said point, a 1/2 inch iron rod found, bears North 16 Degrees 48 Minutes 44 Seconds West, a distance of 372.66 feet;

THENCE, North 88 Degrees 15 Minutes 38 Seconds East, along a North line of the remainder of said 100 acre tract, and the South line of the remainder of said 6.868 acre tract, passing at a distance of 584.89 feet, a 1/2 inch iron rod found marked (Hampton) at the Southeast corner of the remainder of said 6.868 acre tract, and the Southwest corner of a 1.000 acre tract of land, called Tract B, conveyed to J. Alcala et ux, by deed recorded in Volume 413, Page 421, Official Public Records, Morris County, Texas, and continuing the same course along a North line of the remainder of said 100 acre tract, and the South line of said 1.000 acre Tract B, passing at a distance of 759.30 feet, a 1/2 inch iron rod found marked (Hampton) at the Southeast corner of said 1.000 acre Tract B, and the Southwest corner of a 1.000 acre tract of land, called Tract C, conveyed to Nicolas Ballesteros et ux, by deed recorded in Volume 413, Page 172, Official Public Records, Morris County, Texas, and continuing the same course along a North line of the remainder of said 100 acre tract, and the South line of said 1.000 acre Tract C in all a total distance of 772.75 feet to a 1/2 inch iron rod found marked (Hampton) at an angle point in a North line of the remainder of said 100 acre tract, and an angle point in the South line of said 1.000 acre Tract C;

THENCE, North 88 Degrees 28 Minutes 47 Seconds East, continuing along a North line of the remainder of said 100 acre tract, and the South line of said 1.000 acre Tract C, passing at a distance of 182.70 feet, a 1/2 inch iron rod found marked (Hampton) at the Southeast corner of said 1.000 acre Tract C, and the Southwest corner of said 1.000 acre Tract D, and continuing the same course along a North line of the remainder of said 100 acre tract, and the South line of said 1.000 acre Tract D in all a total distance of 415.52 feet to the POINT OF BEGINNING and CONTAINING 1,062,284 square feet or 24.39 acres of land.

LEGAL DESCRIPTION – TRACT 3

Being a lot, tract, or parcel of land situated in the George M. Jones Survey, Abstract No. 157, Morris County, Texas, and being part of the remainder of that certain 100 acre tract of land conveyed from C. L. Pratt et ux to A. L. Peek, by Warranty Deed, as recorded in Volume 105, Page 310, Deed Records, Morris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set marked (CBG INC) for corner in a West line of the remainder of said 100 acre tract, in the East line of U. S. Highway No. 259, (140' R.O.W.), and a Southwest corner of a 24.39 acre tract of land, called Tract 2, surveyed out this 25th day of July, 2014, from said point, a 1/2 inch iron rod found marked (Hampton) at a Northwest corner of the remainder of said 100 acre tract, bears North 16 Degrees 48 Minutes 44 Seconds West, a distance of 607.13 feet;

THENCE, North 73 Degrees 11 Minutes 16 Seconds East, along a South line of said 24.39 acre tract, a distance of 349.79 feet to a 1/2 inch iron rod set marked (CBG INC) at an ell corner of said 24.39 acre tract;

THENCE, South 16 Degrees 48 Minutes 44 Seconds East, along a West line of said 24.39 acre tract, a distance of 296.36 feet to a 4 inch wood fence post found at an ell corner of said 24.39 acre tract;

THENCE, South 73 Degrees 11 Minutes 16 Seconds West, along a North line of said 24.39 acre tract, a distance of 349.79 feet to a 1/2 inch iron rod set marked (CBG INC) for corner in a West line of the remainder of said 100 acre tract, in the East line of said U. S. Highway No. 259, and a Northwest corner of said 24.39 acre tract;

THENCE, North 16 Degrees 48 Minutes 44 Seconds West, along a West line of the remainder of said 24.39 acre tract, and the East line of said U. S. Highway No. 259, a distance of 296.36 feet to the POINT OF BEGINNING and CONTAINING 103,663 square feet or 2.38 acres of land.

I, Justin Kleom RPLS No. 5871, do hereby certify to: Lance Hinson, as client: That the Plat of Survey shown hereon is a correct and accurate representation of the property lines and dimensions are 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.

CM CONTROLLING MONUMENT

- 1/2" IRON ROD FOUND MARKED (HAMPTON)
- 1/2" IRON ROD SET
- 1" IRON PIPE FOUND
- POINT FOR CORNER
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- ASPHALT PAVING
- GRAVEL/ROCK ROAD OR DRIVE

LEGEND

- POWER POLE
- A/C AIR CONDITIONING
- WATER METER
- GAS METER
- WATER VALVE
- CONCRETE MONUMENT FOUND
- 60D NAIL FOUND
- SEPTIC TANK
- SANITARY SEWER CLEANOUT
- GUY WIRE
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE
- IRON FENCE
- PIPE FENCE
- OHES — OVERHEAD ELECTRIC SERVICE
- OHP — OVERHEAD POWER LINE
- COVERED PORCH,DECK OR CARPORT
- CONCRETE PAVING
- WOOD DECK OR PORCH

THREE TRACTS

GEORGE M. JONES SURVEY, ABSTRACT NO. 157

MORRIS COUNTY, TEXAS

U. S. HIGHWAY NO. 259

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN	REV	BY	REV	BY
1" = 200'	07/25/14	1406925		LER	08/26/14	LER		

CBG SURVEYING INC., FIRM CERTIFICATE #10168801
458 HILLCREST DRIVE
SULPHUR SPRINGS, TEXAS 75482
PHONE: (903) 438-1200
FAX: (903) 438-1266
www.cbgdfw.com

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