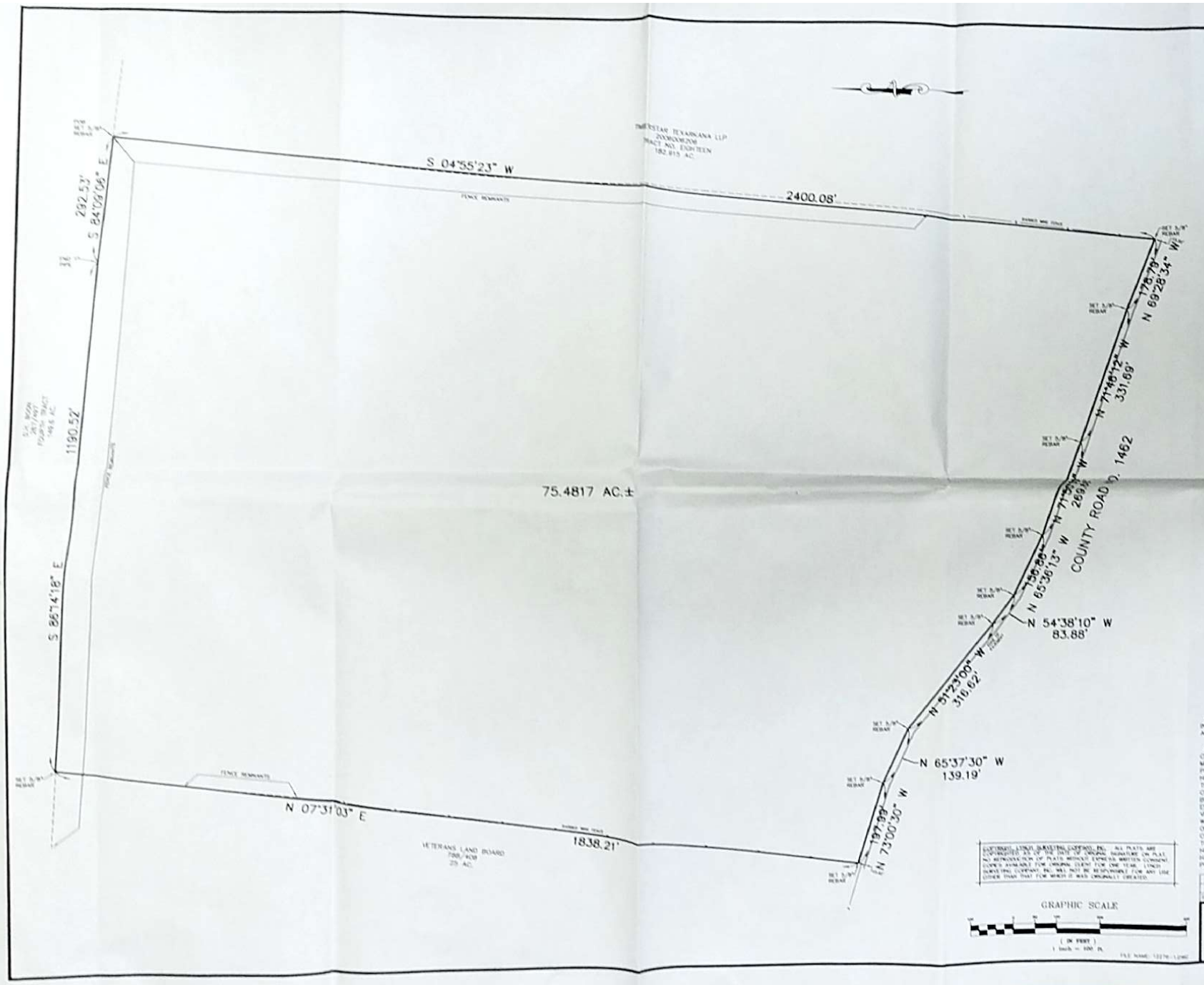

PROPERTY DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE W.F. YOUNG HEADRIGHT SURVEY, A-1170, CASS COUNTY, TEXAS AND BEING ALL OF A CALLED 78.05 ACRE TRACT AS DESCRIBED IN WARRANTY DEED FROM KATHRYN CONLEY TO KENNETH RODNEY HAMILTON AND FRANK LANIER DATED AUGUST 28, 2013, RECORDED IN DOCUMENT NO. 2013004738 OF THE OFFICIAL PUBLIC RECORDS OF CASS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 5/8" REBAR FOR CORNER AT AN EXISTING FENCE CORNER AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED 78.05 ACRE TRACT OF LAND, SAME BEING THE NORTHWEST CORNER OF A 182.915 ACRE TRACT (TRACT NO. 18) AS DESCRIBED IN WARRANTY DEED TO TIMBERSTAR TEXARKANA, LLP RECORDED IN DOCUMENT NO. 2009006208 OF THE OFFICIAL PUBLIC RECORDS OF CASS COUNTY, TEXAS, SAME BEING THE SOUTH BOUNDARY LINE OF A 148.5 ACRE TRACT (FOURTH TRACT) AS DESCRIBED IN WARRANTY DEED TO D.H. BOON RECORDED IN VOLUME 267, PAGE 481 OF THE DEED RECORDS OF CASS COUNTY, TEXAS;

THENCE: S 04°55'23" W, ALONG THE REMANENT OF AN EXISTING FENCE LINE, SAME BEING THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 78.05 ACRE TRACT, SAME BEING THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 182.915 ACRE TRACT, 2400.08 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP (STAMPED R.P.L.S. 4874 TYPICAL) FOR CORNER ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1462;

THENCE: N 69°28'34" W, WITH THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1462, 176.79 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER;

THENCE: N 71°46'12" W, WITH THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1462, 331.69 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER;

THENCE: N 71°50'30" W, WITH THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1462, 269.16 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER;

THENCE: N 65°36'13" W, WITH THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1462, 156.86 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER;

THENCE: N 54°38'10" W, WITH THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1462, 83.88 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER;

THENCE: N 31°23'09" W, WITH THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1462, 316.62 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER;

THENCE: N 65°37'30" W, WITH THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1462, 139.19 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER;

THENCE: N 73°00'30" W, WITH THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1462, 197.99 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER AT AN EXISTING FENCE TO NORTH;

THENCE: N 07°31'03" E, ALONG AN EXISTING FENCE LINE AND REMANENT OF FENCE LINE, SAME BEING THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 78.05 ACRE TRACT, SAME BEING THE EAST BOUNDARY LINE OF A 25 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO THE VETERANS LAND BOARD OF TEXAS RECORDED IN VOLUME 788, PAGE 408 OF THE REAL PROPERTY RECORDS OF CASS COUNTY, TEXAS, 1838.21 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER IN AN EXISTING FENCE LINE;

THENCE: [illegible] ALONG AN EXISTING FENCE LINE, SAME BEING THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 78.05 ACRE TRACT, SAME BEING THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 148.5 ACRE TRACT, 1190.52 FEET TO A FOUND 1/2" METAL PIPE FOR CORNER;

THENCE: S 84°09'08" E, ALONG REMANENT OF AN EXISTING FENCE LINE, SAME BEING THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 78.05 ACRE TRACT, SAME BEING THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 148.5 ACRE TRACT, 292.53 FEET TO THE POINT OF BEGINNING, CONTAINING 75.4817 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON GEODETIC NORTH AS MEASURED USING GPS (GLOBAL POSITIONING SYSTEM) ON MAY 8, 2013, OPERATING WITHIN THE PARAMETERS OF W025-84.

THIS TRACT IS NOT WITHIN A DESIGNATED FLOOD PLAIN, ACCORDING TO FEDERAL INSURANCE ADMINISTRATION RATE MAP, MAP NO. 48067C0375C, EFFECTIVE DATE APRIL 3, 2012.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND IS CORRECT; AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS OF IMPROVEMENTS, VISIBLE EASEMENTS OR RIGHTS-OF-WAY (ALL EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN IF TITLE COMMITMENT WAS PROVIDED PRIOR TO FIELD WORK), EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY.

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REVISION	DATE	DESCRIPTION	BY

SHEET NO. 1

LYNCH SURVEYING CO., INC.
3608 MAGNOLIA STREET
TEXARKANA, TEXAS 75503
BUSINESS (903) 791-1382 FAX (903) 791-1385

CASS COUNTY, TEXAS
W. F. YOUNG SURVEY, A-1170
SURVEY FOR DAVIS

Scale: 1"=100' | Date: JUNE 2013 | Job No. 12278
Dwn. By: KDL | Chkd. By: JL | Cnd. By: KDL

FILE NAME: 12278-1.DWG

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