

GR11-039C

All that certain 145.42 acre tract of land situated in the T. R. Wilson Survey, A-1086, Cass County, Texas, being all of Tracts 1, 2, & 3, conveyed from James Russell Goodson to Broadmoor Timber, LLC, in Instrument No. 2010002549, Official Public Records Cass County, Texas, said 145.42 acre tract being more particularly described by metes and bounds as follows: (Bearing Basis: South line of Tract 1, called 111.05 acre tract.)

Beginning at: A 1/2" iron pipe found in the South line of Cass County Road No. 1244 and the Joseph Watkins Survey, A-1078, North line of the T.R. Wilson Survey, A-1086, for the Northeast corner of this tract, Tract 2 (called 30.275 acres), also the Northwest corner of a tract described in 976/427;

Thence: S 00° 34' 41" W, 615.95 feet with common boundary of 976/427, to a 1" iron pipe found for an angle corner of this tract and the Southeast corner of the called 30.275 acre tract;

Thence: S 00° 19' 47" E, 314.85 feet with common boundary of 976/427, to a 1/2" iron rod found for an angle corner of this tract and the Northeast corner of the called 111.05 acre tract;

Thence: S 00° 19' 04" E, 2311.25 feet with common boundary of 976/427, to a 1/2" iron pipe found for the Southeast corner of this tract and the called 111.05 acre tract, also the Northeast corner of a tract in 2008001287;

Thence: N 89° 43' 26" W, (Bearing Basis) 1967.24 feet with common boundary of 2008001287 to a 3/8" iron rod found for the Southwest corner of this tract, Southeast corner of 493/31;

Thence: N 01° 07' 01" W, 1994.98 feet with common boundary of 493/31 to a 3/8" iron rod found for an angle corner of this tract, Northeast corner of 493/31, Southeast corner of 2007003700;

Thence: N 01° 50' 41" W, 593.39 feet to a 1/2" iron rod set for the most Westerly Northwest corner of this tract, also the Southwest corner of a called 3.00 acre tract in 2007003700 and the called 30.275 acre tract, a 3/4" iron pipe found for the Northwest corner of the called 3.00 acre tract and the called 30.275 acre tract bears N 01° 50' 41" W, 674.30 feet (Called North 674.30 feet);

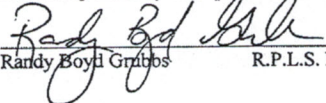
Thence: N 87° 00' 50" E, 238.13 feet (called EAST 194.9 feet) with common boundary of the called 3.00 acre tract to a 1/2" iron rod found for an angle corner of this tract, also the Southeast corner of the called 3.00 acre tract;

Thence: N 05° 33' 35" W, 659.51 feet along common boundary of the called 3.00 acre tract to a 1/2" iron rod found in the South line of Cass County Road No. 1244 for the Northwest corner of this tract and the called 111.05 acre tract, also the Northeast corner of the called 3.00 acre tract;

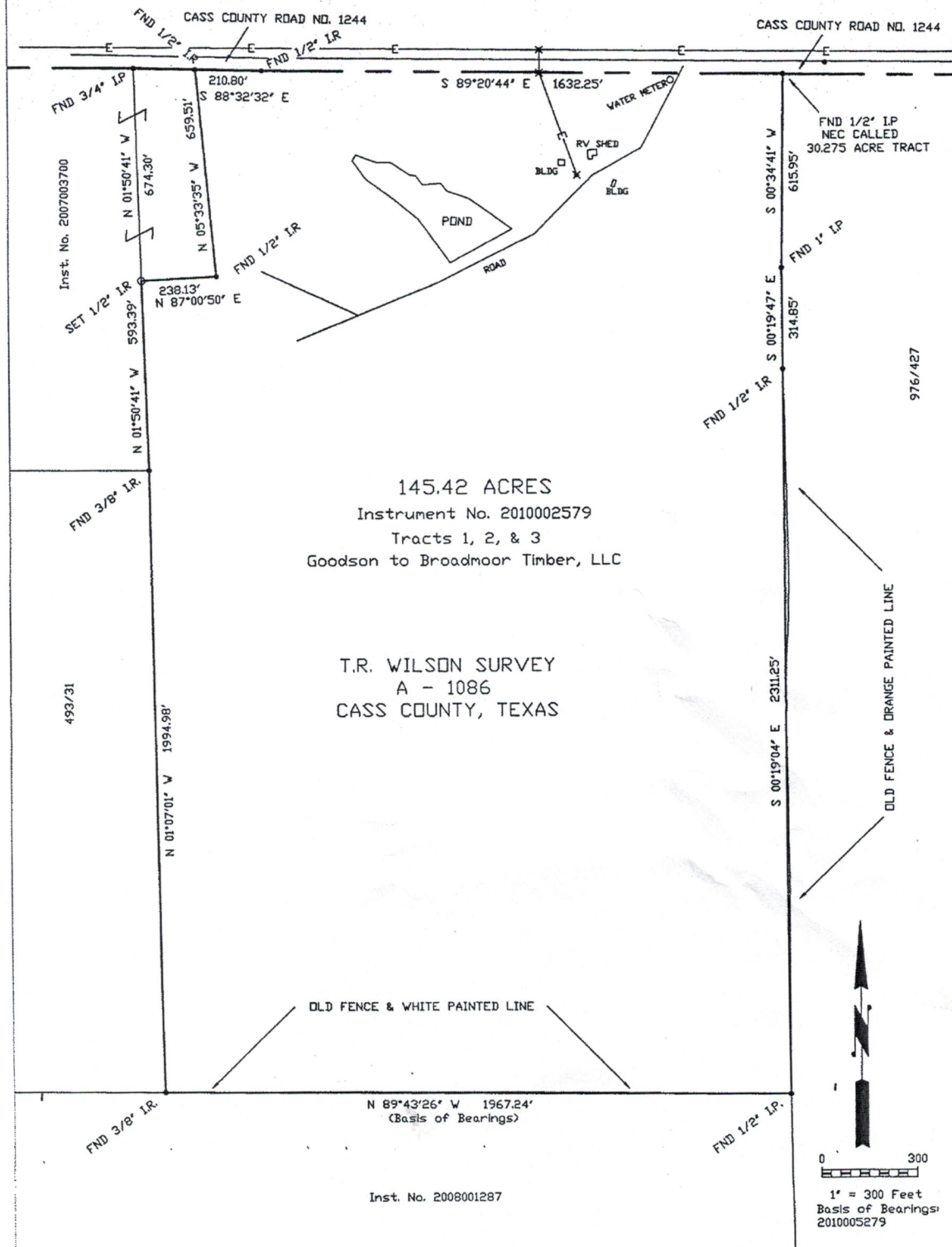
Thence: S 88° 32' 32" E, 210.80 feet with the South line of said county road to a 1/2" iron rod found for an angle corner of this tract;

Thence: S 89° 20' 44" E, 1632.25 feet with South line of said county road to the Point of Beginning, containing 145.42 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, May 16, 2011.


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

JOSEPH WATKINS SURVEY
A - 1078



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. May 16, 2011.

Randy Boyd Grubbs
Randy Boyd Grubbs

Registered Professional Land Surveyor No. 5153

RANDY BOYD GRUBBS
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