

**GR12-052C2- 66.08 ACRES**

All that certain 66.08 acre tract of land in the John Davis Survey, Abstract No. 258, part of a tract described in Volume 1048, Page 751 and that portion in the Luanna Ward Survey Abstract No. 1082 described in Volume 1048, Page 736, Deed Records, Cass County, said 66.08 acre tract being more particularly described by metes and bounds as follows, as shown on Job No. GR12-052C2, by Randy Grubbs, R.P.L.S. No. 5153 (Bearing Basis: SPC Texas North Central, NAD83, Grid)

Beginning at: A ½" rebar found at the Southeast Corner of the Luanna Ward Survey Abstract No. 1082, being the Northeast Corner of the Benjamin Hawkins Survey A-451 and in the West Line of the John Davis Survey A-258, and being the Southeast Corner of Volume 1189, Page 8, and being an Angle Corner of this tract, said point being the POINT OF BEGINNING;

Thence: S00°59'13"E, along East Line of Benjamin Hawkins Survey, A-451 a distance of 210.93 feet to a ½" rebar found at a fence corner on the North Line of Volume 1022, Page 482, being the Southwest Corner of this tract and Volume 1048, Page 751;

Thence: N87°15'59"E, along a fence and the North Line of Volume 1022, Page 482, a distance of 1335.21 feet to a Rock found at a fence corner, being the Southwest Corner of Volume 581, Page 570 and the Southeast Corner of this tract and Volume 1048, Page 751;

Thence: N02°33'15"W, along a fence, a distance of 1297.68 feet to a ½" rebar found at a fence corner, being the Northeast Corner of Volume 581, Page 570 and a Angle Corner for this tract and Volume 1048, Page 751;

Thence: N87°43'46"E, along a fence, a distance of 341.88 feet to a ½" rebar found at a fence corner, being the Northeast Corner of Volume 581, Page 570 and the West Line of Volume 977, Page 815 and a Angle Corner for this tract and Volume 1048, Page 751;

Thence: N00°15'21"W, along a fence and Common Boundary of Volume 977, Page 815 a distance of 652.32 feet to a ½" rebar found at a fence corner, being the Southeast Corner of Tract 1 described in Volume 719, Page 778 and being the Northeast Corner of this tract and Volume 1048, Page 751;

Thence: S88°19'28"W, along a fence and Common Boundary with the South Line of Tracts 1 thru 6 of the Partition and Division of the Estate of Hardy Mack and Ethel Pruitt Mack described in Volume 719, Page 771, 773, 778, 780 and Volume 829, Page 151, also a tract described in Volume 482, Page 274, a distance of 1647.25 feet to a ½" rebar found at a fence corner situated on the West Line of the John Davis Survey, A-258 and the East Line of the Luanna Ward Survey, A-1082, being the Southwest Corner of Volume 719, Page 773 and along the East Line of Volume 1048, Page 736, being an Angle Corner for this tract;

Thence: N02°07'46"W, along a fence and West Line of Tract No. 7, described in Volume 719, Page 773 and Common Boundary with East Line of Luanna Ward Survey, A-1082 and West Line of John Davis Survey, A-258, to a ½" rebar found at a fence corner, a distance of 243.45 feet, being the Northeast Corner of Volume 1048, Page 736, situated on the South Line of State Highway No. 155, being an Angle Corner for this tract;

Thence: S64°28'18"W, along a fence and said South Line of State Highway No. 155 and North Line of Volume 1048, Page 736, a distance of 4.82 feet to a Type I concrete Monument, being an Angle Corner for this tract;

Thence: S68°15'11"W, along a fence and said South Line of State Highway No. 155 and North Line of Volume 1048, Page 736, a distance of 370.83 feet to a ½" rebar set, being the Northeast Corner of a 23.50 Acre Survey dated April 19, 2012 and being the Northwest Corner of this tract;

Thence S46°02'15"E, along said 23.50 Acre tract, a distance of 504.04 feet to a ½" rebar set in a fence being the East Line of Volume 1048, Page 736 and the Luanna Ward Survey, A-1082 and the West Line of Volume 1048, Page 751 and the John Davis Survey, A-258, being an Angle Corner for this tract;

Thence: S01°33'05"E, along said fence, and Common Boundary of said 23.50 Acre tract, a distance of 413.02 feet to an 2" iron post for an angle corner and situated in the John Davis Survey, A-258;

Thence: in an Southerly direction along said fence and Common Boundary of said 23.50 acre tract as follows;

Thence: S09°46'01"W, a distance of 81.10 feet to a 2" iron post;  
Thence: S11°56'57"E, a distance of 107.43 feet to a 2" iron post;  
Thence: S14°37'51"E, a distance of 92.31 feet to a 2" iron post;  
Thence: S03°25'15"E, a distance of 84.32 feet to a 2" iron post;  
Thence: S45°59'12"W, a distance of 43.90 feet to a 2" iron post;  
Thence: S02°36'04"E, a distance of 44.36 feet to a 2" iron post;  
Thence: S50°28'21"W, a distance of 6.06 feet to a 2" iron post;  
Thence: S02°17'16"E, a distance of 237.52 feet to a Set ½" rebar, being an angle corner of this tract;

Thence: S00°00'55"E, along said fence and Common Boundary of said 23.50 Acre tract, a distance of 433.40 feet to the POINT OF BEGINNING; said described tract containing 66.08 Acres, more or less. Coordinates and Bearings are based on SPC System, Texas North Central, NAD83, Grid.

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, June 1, 2012

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

