

PROPERTY DESCRIPTION

EEDWANDO, AT A SET 5/57 REDAK WITH PLASTIC CAN (STANFED R.P.L.S. 4874
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OF THE ALPRE FEEZORED OR ACRE TRACT OF LAND, NAME BEING THE SOUTHEAST
CORRER OF A 90 AREE TRACT AS DESCRIBED IN MARKAUIT DES DO WILLIAM
REDIKSON RECORDED IN VOLUME 371, PAGE 186 OF THE REAL PROPERTY RECORDS
OF CLASS COLUMN, TEXAS, SAME BROKE ON THE DIVERS THE TRACK SOUTH AND TRACK TRACTED TO MARKAUIT AS DESCRIBED ON MARKAUIT RECORDS OF CLASS COLUMN, TEXAS, SAME BROKE ON THE CHAPTER FECTORED IN THE SOUTH RECORDS OF CLASS COLUMN, TEXAS, SAME BROKE ON THE CHAPTER FECTOR TO CASE COLUMN, TEXAS, SAME BROKE TRACTED TO CASE COLUMN.

THENCE: N. 894517° E. WITH THE SOUTH BOUNDARY LINE OF THE MORTH ONE— NAJE (N. 1/2) OF A. 80 AGRI THAICH S. DESCHREID IN MARRANTY DEED TO GADYS M. HENSKON RECORDED IN VIOLUEE 775, PAGE 485, OF THE REAL PROPERTY RECORDS OF CASS COUNTY, TEAS, 1004.23 FEET TO A SET 3/8" REBAR WITH FASTIC CAP FOR CORNER ON THE WEST RIGHT—OF—WAY LINE OF COUNTY ROAD NO. 3981 (STATE LINE ROAD): THENCE N OCTOTS?" E, ALONG AN EXISTING FENCE LINE, SAME BEING THE MEST BOUNDARY LINE OF THE ABOVE DESCRIBED 80 ACRE TRACT, SAME BEING THE ABOVE DESCRIBED 90 ACRE TRACT, 1307:25 FEET TO A SEET 3/8" REBAR WITH PLASTIC CAP FOR CORNER,

THENCE: S DOT)754" W, WITH THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 3991, 1319.58 FEET TO A SET 5/8" REBAR FOR CORNER AT AN EXISTING FENCE CORNER;

THENCE: N 8972'31" W, ALCHIS AN EXISTING PENCE LINE, SAMÉ BENO RE-SOUTH BUNDARY LINE OF THE CASS COUNTY SCHOOL LIAND SURVEY, SAME BENO THE SOUTH BUNDARY LINE OF THE ABOVE DESCRIBED SO ARE THAT! SAME BENO THE HORTH BUNDARY LINE OF THE ABOVE DESCRIBED SO ARE THAT! LIOU.40 TEET TO THE DEBIT OF BECKNING, CONTAINING 30.7210 ADRES OF LANG, MORE OR LESS.

BASS OF BEARMOS: BEARMOS ARE BASED ON 0500ETO NORTH AS MEASURED USING DPS (QLOBAL POSTROWNG SYSTEM) ON JUNE 2, 2011, OPERATING MITHIN THE PARAMETERS OF WGS-845.

THE THACT IS NOT MITHEN A RESEMBLIED ROOM PLAN. ACCIDIONG TO PERSONAL PROCESSOR OF THE PROPERTY AND ASSOCIATION AND ASSOCIATION ASSOCIATION ASSOCIATION ASSOCIATION ASSOCIATION ASSOCIATION ASSOCIATION ASSOCIATION AND ASSOCIATION ASSOCIATION AND ASSOCIATION ASSOCIATIO

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3608 MAGNOLIA STREET TEXARKANA, TEXAS 75503 BUSINESS (903) 791-1395 LYNCH SURVEYING CO., INC. CASS COUNTY, TEXAS
CASS COUNTY SCHOOL LAND, A
SURVEY FOR STITES

A-174

GRAPHIC SCALE

( 18 PERT )

## Property Description

All that certain tract or parcel of land being a part of the Cass County School Land Survey, A-174, Cass County, Texas and being a part of the South One-Half (S 1/2) of a 60 Acre tract as described in Warranty Deed from Tanya Denise Cox to Brandon Golden and wife, Jennifer K. Golden dated January 13, 2011, recorded in Document No. 2011000399 of the Official Public Records of Cass County, Texas and being more particularly described as follows:

BEGINNING: At a set 5/8" rebar with plastic cap (Stamped R.P.L.S. 4874 Typical) for corner at an existing fence corner at the Southwest corner of the above described 60 Acre tract of land, same being the Southeast corner of a 99 Acre tract as described in Warranty Deed to William Robinson recorded in Volume 971, Page 166 of the Real Property Records of Cass County, Texas, same being on the North boundary line of a 50 Acre tract as described in Warranty Deed to Harvey Robbins recorded in Volume 699, Page 2378 of the Deed Records of Cass County, Texas;

THENCE: N 00°07'57" E, along an existing fence line, same being the West boundary line of the above described 60 Acre tract, same being the East boundary line of the above described 99 Acre tract, 1307.25 feet to a set 5/8" rebar with plastic cap for corner;

THENCE: N 89°45'17" E, with the South boundary line of the North One-Half (N 1/2) of a 60 Acre tract as described in Warranty Deed to Gladys M. Henson recorded in Volume 776, Page 462 of the Real Property Records of Cass County, Texas, 1004.23 feet to a set 5/8" rebar with plastic cap for corner on the West Right-of-Way line of County Road No. 3991 (State Line Road);

THENCE: S 00°17'54" W, with the West Right-of-Way line of County Road No. 3991, 1319.58 feet to a set 5/8" rebar for corner at an existing fence corner;

THENCE: N 89°32'31" W, along an existing fence line, same being the South boundary line of the Cass County School Land Survey, same being the South boundary line of the above described 60 Acre tract, same being the North boundary line of the above described 50 Acre tract, 1000.40 feet to the POINT OF BEGINNING, containing 30.2210 Acres of land, more or less.

BASIS OF BEARINGS: Bearings are based on Geodetic North as measured using GPS (Global Positioning System) on June 2, 2011, operating within the parameters of WGS-84.