

PROPERTY DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE CYNTHIA LATIMER HARTSHORN SURVEY, A-653, CASS COUNTY, TEXAS AND BEING ALL OF A 61.5 ACRE TRACT AS DESCRIBED IN WARRANTY DEED FROM CHARLES E. GREEN, JR. AND WIFE BETTE GREEN TO KENNETH COLLARD DATED JUNE 3, 1970, RECORDED IN VOLUME 88, PAGE 134 OF THE DEED RECORDS OF CASS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/4" REBAR FOR CORNER AT THE NORTHWEST CORNER OF A 4.151 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO KATHY L. KELLY ET VIR RECORDED IN DOCUMENT NO. 203008973 OF THE OFFICIAL PUBLIC RECORDS OF CASS COUNTY, TEXAS, SAME BEING AN INSIDE ELL CORNER OF THE ABOVE DESCRIBED 61.5 ACRE TRACT;

THENCE: S 89°38'08" E, WITH THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 4.151 ACRE TRACT, SAME BEING A SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 61.5 ACRE TRACT, 488.42 FEET TO A SET 5/8" REBAR FOR CORNER IN COUNTY ROAD NO. 2339;

THENCE: N 02°04'57" W, WITH THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 61.5 ACRE TRACT, SAME BEING THE WEST BOUNDARY LINE OF A 10.00 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO ANTHONY L. WARD RECORDED IN VOLUME 1105, PAGE 794 OF THE OFFICIAL PUBLIC RECORDS OF CASS COUNTY, TEXAS AND WITH THE WEST BOUNDARY LINE OF A 14.0 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO MURIEL E. DEAN RECORDED IN VOLUME 739, PAGE 796 OF THE REAL PROPERTY RECORDS OF CASS COUNTY, TEXAS, 1933.14 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP (STAMPED R.P.L.S. 4874 TYPICAL) FOR CORNER;

THENCE: N 87°44'03" W, WITH THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 61.5 ACRE TRACT, SAME BEING THE SOUTH BOUNDARY LINE OF A 27.516 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO THOMAS S. PENNY RECORDED IN VOLUME 606, PAGE 523 OF THE DEED RECORDS OF CASS COUNTY, TEXAS, PASSING AT 47.0 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP AND CONTINUING A TOTAL DISTANCE OF 97.70 FEET TO A POINT FOR CORNER IN THE CENTERLINE OF A CREEK;

- THENCE: S 23°27'27" W, ALONG THE CENTERLINE OF A CREEK, 94.44 FEET TO A POINT FOR CORNER;
- THENCE: S 25°05'58" E, ALONG THE CENTERLINE OF A CREEK, 44.93 FEET TO A POINT FOR CORNER;
- THENCE: S 69°58'37" W, ALONG THE CENTERLINE OF A CREEK, 191.74 FEET TO A POINT FOR CORNER;
- THENCE: S 53°48'03" W, ALONG THE CENTERLINE OF A CREEK, 138.24 FEET TO A POINT FOR CORNER;
- THENCE: S 09°54'38" W, ALONG THE CENTERLINE OF A CREEK, 93.04 FEET TO A POINT FOR CORNER;
- THENCE: S 33°05'44" W, ALONG THE CENTERLINE OF A CREEK, 136.11 FEET TO A POINT FOR CORNER;
- THENCE: S 60°35'19" W, ALONG THE CENTERLINE OF A CREEK, 165.93 FEET TO A POINT FOR CORNER;
- THENCE: S 61°18'17" W, ALONG THE CENTERLINE OF A CREEK, 168.75 FEET TO A POINT FOR CORNER;
- THENCE: S 63°58'38" W, ALONG THE CENTERLINE OF A CREEK, 113.65 FEET TO A POINT FOR CORNER;
- THENCE: S 36°13'16" W, ALONG THE CENTERLINE OF A CREEK, 80.29 FEET TO A POINT FOR CORNER;
- THENCE: S 68°25'54" W, ALONG THE CENTERLINE OF A CREEK, 36.51 FEET TO A POINT FOR CORNER;
- THENCE: N 33°36'18" E, ALONG THE CENTERLINE OF A CREEK, 61.57 FEET TO A POINT FOR CORNER;
- THENCE: S 15°44'20" E, ALONG THE CENTERLINE OF A CREEK, 60.54 FEET TO A POINT FOR CORNER;
- THENCE: S 3°35'44" W, ALONG THE CENTERLINE OF A CREEK, 40.22 FEET TO A POINT FOR CORNER;
- THENCE: S 78°18'51" W, ALONG THE CENTERLINE OF A CREEK, 20.00 FEET TO A POINT FOR CORNER;
- THENCE: S 40°08'58" W, ALONG THE CENTERLINE OF A CREEK, 51.27 FEET TO A POINT FOR CORNER;
- THENCE: N 70°00'23" W, ALONG THE CENTERLINE OF A CREEK, 37.77 FEET TO A POINT FOR CORNER;
- THENCE: S 43°36'11" W, ALONG THE CENTERLINE OF A CREEK, 60.16 FEET TO A POINT FOR CORNER;
- THENCE: S 28°21'35" W, ALONG THE CENTERLINE OF A CREEK, 52.19 FEET TO A POINT FOR CORNER;
- THENCE: S 89°39'25" W, ALONG THE CENTERLINE OF A CREEK, 61.97 FEET TO A POINT FOR CORNER;
- THENCE: S 48°50'05" W, ALONG THE CENTERLINE OF A CREEK, 56.20 FEET TO A POINT FOR CORNER;
- THENCE: S 88°11'56" W, ALONG THE CENTERLINE OF A CREEK, 40.26 FEET TO A POINT FOR CORNER;
- THENCE: S 49°07'01" W, ALONG THE CENTERLINE OF A CREEK, 45.46 FEET TO A POINT FOR CORNER;

PROPERTY DESCRIPTION CONTINUED

- THENCE: S 21°42'29" E, ALONG THE CENTERLINE OF A CREEK, 35.65 FEET TO A POINT FOR CORNER;
- THENCE: S 48°16'29" W, ALONG THE CENTERLINE OF A CREEK, 151.91 FEET TO A POINT FOR CORNER;
- THENCE: S 50°55'30" W, ALONG THE CENTERLINE OF A CREEK, 94.75 FEET TO A POINT FOR CORNER;
- THENCE: N 58°28'30" W, ALONG THE CENTERLINE OF A CREEK, 22.19 FEET TO A POINT FOR CORNER;
- THENCE: S 74°08'11" W, ALONG THE CENTERLINE OF A CREEK, 46.43 FEET TO A POINT FOR CORNER;
- THENCE: S 77°01'53" W, ALONG THE CENTERLINE OF A CREEK, 84.17 FEET TO A POINT FOR CORNER;
- THENCE: S 28°06'38" W, ALONG THE CENTERLINE OF A CREEK, 116.26 FEET TO A POINT FOR CORNER ON THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 61.5 ACRE TRACT;
- THENCE: S 00°00'00" E, WITH THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 61.5 ACRE TRACT, SAME BEING THE EAST BOUNDARY LINE OF A 53.65 ACRE TRACT (TRACT NO. 1) AS DESCRIBED IN WARRANTY DEED TO KEITH A. OLBERT RECORDED IN DOCUMENT NO. 201400039 OF THE OFFICIAL PUBLIC RECORDS OF CASS COUNTY, TEXAS, PASSING AT 50.00 FEET A SET 5/8" REBAR WITH PLASTIC CAP AND CONTINUING A TOTAL DISTANCE OF 121.91 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER;
- THENCE: S 50°03'21" E, WITH THE NORTH BOUNDARY LINE OF A 1.0 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO JOHNNIE W. LUCKEY RECORDED IN VOLUME 517, PAGE 426 OF THE DEED RECORDS OF CASS COUNTY, TEXAS, 214.39 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER;
- THENCE: S 03°56'39" E, WITH THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 1.0 ACRE TRACT, 210.00 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER;
- THENCE: N 50°03'21" E, WITH THE NORTH BOUNDARY LINE OF A 2.0 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO WELLS L. LUCKEY RECORDED IN VOLUME 370, PAGE 89 OF THE DEED RECORDS OF CASS COUNTY, TEXAS, 102.00 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER;
- THENCE: S 11°57'47" E, WITH THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 2.0 ACRE TRACT, 102.00 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER;
- THENCE: N 58°11'00" E, WITH THE NORTH BOUNDARY LINE OF A 1.0 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO CLARA JONES RECORDED IN VOLUME 478, PAGE 593 OF THE DEED RECORDS OF CASS COUNTY, TEXAS, 210.00 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER;
- THENCE: N 11°58'04" W, WITH THE WEST BOUNDARY LINE OF A 2.0 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO CALLIE WASHINGTON RECORDED IN DOCUMENT NO. 201000053 OF THE OFFICIAL PUBLIC RECORDS OF CASS COUNTY, TEXAS, 101.91 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER;
- THENCE: N 58°27'53" E, WITH THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED WASHINGTON 2.0 ACRE TRACT, 312.00 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER;
- THENCE: S 11°58'14" E, WITH THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED WASHINGTON 2.0 ACRE TRACT, 102.00 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER;
- THENCE: N 65°55'11" E, WITH THE NORTH BOUNDARY LINE OF A 1.0 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO ROBERT E. HOBBS RECORDED IN VOLUME 740, PAGE 384 OF THE REAL PROPERTY RECORDS OF CASS COUNTY, TEXAS, 210.00 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER;
- THENCE: N 69°46'07" E, WITH THE NORTH BOUNDARY LINE OF A 1.5 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO ARNOLD LUCKEY RECORDED IN VOLUME 478, PAGE 80 OF THE DEED RECORDS OF CASS COUNTY, TEXAS, 270.00 FEET TO A SET RAILROAD SPIKE FOR CORNER IN COUNTY ROAD NO. 2339;
- THENCE: S 42°30'09" E, WITH THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 1.5 ACRE TRACT, SAME BEING IN THE CENTERLINE OF COUNTY ROAD NO. 2339, 58.85 FEET TO A SET RAILROAD SPIKE FOR CORNER;
- THENCE: N 50°24'17" E, WITH A NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 4.151 ACRE TRACT, 26.89 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER;
- THENCE: N 00°29'18" E, WITH THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 4.151 ACRE TRACT, 265.45 FEET TO THE POINT OF BEGINNING, CONTAINING 64.6960 ACRES OF LAND, MORE OR LESS.

BASES OF BEARINGS: BEARINGS ARE BASED ON GEODETIC NORTH AS MEASURED USING GPS (GLOBAL POSITIONING SYSTEM) ON JUNE 6, 2018, OPERATING WITHIN THE PARAMETERS OF WGS-84.

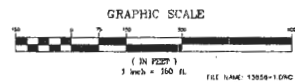
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN THE FIELD OF THE CYNTHIA LATIMER HARTSHORN SURVEY, A-653, CASS COUNTY, TEXAS AND BEING ALL OF A 61.5 ACRE TRACT AS DESCRIBED IN WARRANTY DEED FROM CHARLES E. GREEN, JR. AND WIFE BETTE GREEN TO KENNETH COLLARD DATED JUNE 3, 1970, RECORDED IN VOLUME 88, PAGE 134 OF THE DEED RECORDS OF CASS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REVISION	DATE	DESCRIPTION	BY	SHEET NO.
1				1

LYNCH SURVEYING CO., INC.
 TEXAS FIRM NO. 120480
 3606 MACOLLA STREET
 TEAPARKANA, TEXAS 75503
 BUSINESS (940) 791-1362 FAX (940) 791-1395

CASS COUNTY, TEXAS
 CYNTHIA LATIMER SURVEY, A-653
 SURVEY FOR BRIMAR INVESTMENTS, LLC
 Scale: 1" = 120' Date: JUL, 2019 Job No. 13856
 Drawn By: KOL Date: BY: MWH Told By: KOL

© INDICATES SET 5/8" REBAR WITH PLASTIC CAP (STAMPED R.P.L.S. 4874)
 THIS TRACT IS NOT WITHIN A DESIGNATED FLOOD PLAIN, ACCORDING TO FEDERAL INSURANCE ADMINISTRATION RATE MAP, MAP NUMBER 48067C0225C, EFFECTIVE DATE APRIL 3, 2012.



Property Description

All that certain tract or parcel of land being a part of the Cynthia Latimer Headright Survey, A-653, Cass County, Texas and being all of a 61.5 Acre tract as described in Warranty Deed from Charles E. Griffin, Jr. and wife, Bette Griffin to Kenneth Gilliard dated June 3, 1976, recorded in Volume 585, Page 145 of the Deed Records of Cass County, Texas and being more particularly described as follows:

BEGINNING: At a found 1/4" rebar for corner at an existing fence corner at the Northwest corner of a 4.151 Acre tract as described in Warranty Deed to Kathy L. Petty et vir recorded in Document No. 2008002873 of the Official Public Records of Cass County, Texas, same being an inside ell corner of the above described 61.5 Acre tract;

THENCE: S 89°38'08" E, with the North boundary line of the above described 4.151 Acre tract, same being a South boundary line of the above described 61.5 Acre tract, 488.42 feet to a set Mag Nail for corner in County Road No. 2339;

THENCE: N 02°04'57" W, with the East boundary line of the above described 61.5 Acre tract, same being the West boundary line of a 10.00 Acre tract as described in Warranty Deed to Anthony L. Ward recorded in Volume 1105, Page 794 of the Official Public Records of Cass County, Texas and with the West boundary line of a 14.0 Acre tract as described in Warranty Deed to Murriel E. Dean recorded in Volume 739, Page 796 of the Real Property Records of Cass County, Texas, 1923.14 feet to a set 5/8" rebar with plastic cap (Stamped R.P.L.S. 4874 Typical) for corner;

THENCE: N 81°44'03" W, with the North boundary line of the above described 61.5 Acre tract, same being the South boundary line of a 27.516 Acre tract as described in Warranty Deed to Thomas D. Penny recorded in Volume 608, Page 523 of the Deed Records of Cass County, Texas, passing at 47.70 feet a set 5/8" rebar with plastic cap and continuing a total distance of 97.70 feet to a point for corner in the centerline of a creek;

THENCE: S 23°27'27" W, along the centerline of a creek, 94.44 feet to a point for corner;

THENCE: S 25°03'56" E, along the centerline of a creek, 44.93 feet to a point for corner;

THENCE: S 69°58'37" W, along the centerline of a creek, 121.74 feet to a point for corner;

THENCE: S 53°46'03" W, along the centerline of a creek, 138.24 feet to a point for corner;

THENCE: S 09°51'38" W, along the centerline of a creek, 93.04 feet to a point for corner;

THENCE: S 33°00'54" W, along the centerline of a creek, 136.11 feet to a point for corner;

THENCE: S 80°33'19" W, along the centerline of a creek, 165.93 feet to a point for corner;

THENCE: S 61°28'12" W, along the centerline of a creek, 168.25 feet to a point for corner;

THENCE: S 83°59'36" W, along the centerline of a creek, 113.65 feet to a point for corner;

THENCE: S 36°03'15" W, along the centerline of a creek, 82.02 feet to a point for corner;

THENCE: S 68°12'54" W, along the centerline of a creek, 96.51 feet to a point for corner;

THENCE: S 23°26'18" E, along the centerline of a creek, 61.57 feet to a point for corner;

THENCE: S 15°44'20" E, along the centerline of a creek, 60.54 feet to a point for corner;

THENCE: S 35°31'44" W, along the centerline of a creek, 40.22 feet to a point for corner;

THENCE: S 78°18'51" W, along the centerline of a creek, 20.00 feet to a point for corner;

THENCE: S 42°06'56" W, along the centerline of a creek, 51.27 feet to a point for corner;

THENCE: N 70°00'23" W, along the centerline of a creek, 37.77 feet to a point for corner;

THENCE: S 43°12'04" W, along the centerline of a creek, 60.38 feet to a point for corner;

THENCE: S 28°21'35" W, along the centerline of a creek, 52.18 feet to a point for corner;

THENCE: S 89°31'25" W, along the centerline of a creek, 61.97 feet to a point for corner;

THENCE: S 48°59'05" W, along the centerline of a creek, 56.20 feet to a point for corner;

THENCE: S 89°19'36" W, along the centerline of a creek, 40.26 feet to a point for corner;

THENCE: S 49°07'01" W, along the centerline of a creek, 45.46 feet to a point for corner;

THENCE: S 21°42'22" E, along the centerline of a creek, 35.85 feet to a point for corner;

THENCE: S 48°16'22" W, along the centerline of a creek, 161.91 feet to a point for corner;

THENCE: S 55°55'30" W, along the centerline of a creek, 94.75 feet to a point for corner;

THENCE: N 58°28'30" W, along the centerline of a creek, 22.19 feet to a point for corner;

THENCE: S 74°08'11" W, along the centerline of a creek, 46.43 feet to a point for corner;

THENCE: S 77°01'53" W, along the centerline of a creek, 84.17 feet to a point for corner;

THENCE: S 26°06'36" W, along the centerline of a creek, 116.26 feet to a point for corner on the West boundary line of the above described 61.5 Acre tract;

THENCE: S 00°00'00" E, with the West boundary line of the above described 61.5 Acre tract, same being the East boundary line of a 53.65 Acre tract (Tract No. 1) as described in Warranty Deed to Keith A. Gilbert recorded in Document No. 2014000139 of the Official Public Records of Cass County, Texas, passing at 50.00 feet a set 5/8" rebar with plastic cap and continuing a total distance of 1211.61 feet to a set 5/8" rebar with plastic cap for corner;

THENCE: N 56°03'21" E, with the North boundary line of a 1.0 Acre tract as described in Warranty Deed to Johnnie M. Luckey recorded in Volume 517, Page 426 of the Deed Records of Cass County, Texas, 214.39 feet to a set 5/8" rebar with plastic cap for corner;

THENCE: S 03°56'39" E, with the East boundary line of the above described 1.0 Acre tract, 210.00 feet to a set 5/8" rebar with plastic cap for corner;

THENCE: N 56°03'21" E, with the North boundary line of a 2.0 Acre tract as described in Warranty Deed to Willie L. Luckey recorded in Volume 370, Page 89 of the Deed Records of Cass County, Texas, 102.00 feet to a set 5/8" rebar with plastic cap for corner;

THENCE: S 11°57'47" E, with the East boundary line of the above described 2.0 Acre tract, 102.00 feet to a set 5/8" rebar with plastic cap for corner;

THENCE: N 58°11'00" E, with the North boundary line of a 1.0 Acre tract as described in Warranty Deed to Clara Jones recorded in Volume 478, Page 573 of the Deed Records of Cass County, Texas, 210.00 feet to a set 5/8" rebar with plastic cap for corner;

THENCE: N 11°58'09" W, with the West boundary line of a 2.0 Acre tract as described in Warranty Deed to Callie Washington recorded in Document No. 2010000053 of the Official Public Records of Cass County, Texas, 101.91 feet to a set 5/8" rebar with plastic cap for corner;

THENCE: N 58°27'53" E, with the North boundary line of the above described Washington 2.0 Acre tract, 312.00 feet to a set 5/8" rebar with plastic cap for corner;

THENCE: S 11°58'14" E, with the East boundary line of the above described Washington 2.0 Acre tract, 102.00 feet to a set 5/8" rebar with plastic cap for corner;

THENCE: N 65°55'11" E, with the North boundary line of a 1.0 Acre tract as described in Warranty Deed to Robert E. Ivory recorded in Volume 740, Page 364 of the Real Property Records of Cass County, Texas, 210.00 feet to a set 5/8" rebar with plastic cap for corner;

THENCE: N 69°46'07" E, with the North boundary line of a 1.5 Acre tract as described in Warranty Deed to Arnold Luckey recorded in Volume 475, Page 60 of the Deed Records of Cass County, Texas, 270.00 feet to a set Railroad Spike for corner in County Road No. 2339;

THENCE: S 42°30'09" E, with the East boundary line of the above described 1.5 Acre tract, same being in the centerline of County Road No. 2339, 58.85 feet to a set Railroad Spike for corner;

THENCE: N 50°24'17" E, with a North boundary line of the above described 4.151 Acre tract, 58.67 feet to a set 5/8" rebar with plastic cap for corner;

THENCE: N 00°29'18" E, with the West boundary line of the above described 4.151 Acre tract, 295.45 feet to the POINT OF BEGINNING, containing 64.6960 Acres of land, more or less.

BASIS OF BEARINGS: Bearings are based on Geodetic North as measured using GPS (Global Positioning System) on June 6, 2019, operating within the parameters of WGS-84.

Lynch Surveying Co., Incorporated
3606 Magnolia Street
Texarkana, TX 75503

Invoice

Invoice Number:

7529

Voice: 903-791-1392

Fax: 903-791-1395

Invoice Date:

Jul 11, 2019

Customer Name & Address

BriMar Investments, LLC
PO Box 1765
Kildare, TX 75562-1438

Ordered By:

BriMar Investments, LLC
PO Box 1765
Kildare, TX 75562-1438

Customer ID	Ordered By	Payment Terms	
13656	Brian Whatley	Net 15 Days	
Customer Pickup or Delivery	Deliver To	Order Date	Due Date
US Mail	Cornerstone Abstract		7/26/19

Description	Cost of Job
Final survey on 64.6960 Acres in the Cynthia Latimer HRS, A-653, Cass County, TX. Survey Fees	2,450.00



Check No:

Subtotal	2,450.00
Sales Tax	202.13
Freight	
Total Invoice Amount	2,652.13
Payment Received	
TOTAL	2,652.13

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