

## PROPERTY DESCRIPTION

ALL THAT CESSAN TRACT OF PARCEL OF LARD SEARS, A PART OF THE CHYPHA LABOR SEARCH OF THE CHYPHA C

BEONNING: AT A FOUND 1/4" REBAR FOR CORNER AT AN EXISTING FUNCT CORNER AT THE MORPHREST CORNER OF A 4.191 AGRE TRACE AS OCCORRED IN WARRANTY DEED TO MAITE. LETTY IT THE RECORDED IN DOCUMENT NO. TOORSOOPSTS OF THE OFFICIAL PUBLIC RECORDS OF CASS COUNTY, TEXAS, SAME BEING AN INSIDE ELE

THENCE: S 89'36'08' C, WITH THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 4:51 ACRE TRACT. SAME RETING A SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 815 ACRE THACT. 488.42 FEET TO A SET MAG MAIL FOR CORNER IN COUNTY ROAD NO. 2339;

THE HICK. IN 0706'S?" M, WITH THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 0.5 S CHR. THACT, SAME REMOTHER WEST BOUNDARY LINE OF A 10.00 DESCRIBED 0.5 S CHR. THACT, SAME REMOTHER WEST BOUNDARY LINE OF CORRESPONDING THE CASE CASE CORRESPONDING THE CASE

THENCE: IN BTX4'03' W, WITH THE NORTH EDUNDARY LINE OF THE ABOVE DESCRIPTION OF ACRE TRACE, SAME REGIO THE SOUTH BOUNDARY LINE OF A 27-216 ACRE TRACET, AS DESCRIPTION IN WARRANTY DUE TO 10 TOUGHAS OF PHINTY RECORDED IN WARRANTY DUE TO 10 TOUGHAS OF ADDITION OF A 25° YOF READ WARRANTY DUE TO 10 TOUGHAS OF A 25° YOF READ WARRANTY DUE TO 10 TOUGHAS OF A 25° YOF READ WARRANTY DUE TO 10 TOUGHAS OF A 25° YOF READ WARRANTY DUE TO 10 TOUGHAS OF A 25° YOF READ WARRANTY DUE TO 10 TOUGHAS OF A 25° YOF READ WARRANTY DUE TO 10 TOUGHAS OF A 25° YOF READ WARRANTY DUE TO 10 TOUGHAS OF A 25° YOF READ WARRANTY DUE TO 10 TOUGHAS OF A 25° YOF READ WARRANTY DUE TO 10 TOUGHAS OF A 25° YOF READ WARRANTY DUE TO 10 TOUGHAS OF A 25° YOF READ WARRANTY DUE TO 10 TOUGHAS OF THE ATTEMPT OF

- 1 THENCE: 9 2327'27" W. ALONG THE CENTERSINE OF A CREEK, 94.44 FEET TO A POINT FOR CORNER:
- (2) THENCE: 8 2503/56" C. ALONG THE CENTERLINE OF A CREEK. 44.93 FEET TO A POINT FOR CORNER:
- 3 THENCE: \$ 69'56"37" W, ALONG THE CENTERLINE OF A CREEK, 121.74 FEET TO A POINT FOR CORNER;
- (\*) THENCE: \$ 53'46'03" W, ALONG THE CENTERLINE OF A CREEK, 138.24 FEET TO A POINT FOR CORNER:
- (3) THENCE: S 0951'38" W, ALONG THE CENTERLINE OF A CREEK, 93.04 FEET TO A POINT FOR CONSER:
- (6) THENCE: S 3370"54" W, ALONG THE CENTERLINE OF A CREEK, 136.11 FEET TO A POINT FOR CORNER;
- O-----
- (3) THENCE: S 803339" W, ALONG THE CENTERLINE OF A CREEK, 185.93 FEET TO A POINT FOR CORNER:
- THENCE: 5 6178'17" W. ALONG THE CENTERLINE OF A CREEK. 168.25 FEET TO A POINT FOR CORNER;

   THENCE: 5 8379'36" W. ALONG THE CENTERLINE OF A CREEK, 113.65 FEET TO A POINT FOR CORNER;
- (6) THENCE: S 3573'15" W. ALONG THE CENTERLINE OF A CREEK, 82.02 FEET TO A POINT FOR CORNER;
- (1) THENCE: 9 66"2"54" W. ALONG THE CENTERLINE OF A CREEK, 96.51 FEET TO A POINT FOR CORNER:
- (2) THENCE: \$ 25'36'18' E, ALONG THE CENTERLINE OF A CREEK, 61.57 FEET TO A POINT FOR CORNER;
- (1) THENCE: S 15'44'20" E, ALONG THE CENTERLINE OF A CREEK, 60.54 FEET TO A POINT FOR CORNER:
- (4) THEFICE: \$ 35'33'44" W. ALONG THE CENTERLINE OF A CREEK, 40.22 FEET TO A POINT FOR CORNER.
- (5) THENCE: 5 78"8"51" W. ALONG THE CENTERLINE OF A CREEK, 20.00 FEET TO A PRINT FOR CORNER:
- (1) THENCE: S 42'05'56" W. ALONG THE CENTEPLINE 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;
- (9) THENCE: S 4372'04' W. ALOND THE CENTERLINE OF A GREEK, 80.58 / FET TO A POINT FOR CORNER;
- (9) THENCE: 9 2873'35" W. ALONG THE CENTERLINE OF A CREEK, 52.18 FEET TO A POINT FOR CORNER:
- (B) THENCE: 5 89'31'25" W, ALONG THE CENTERLINE OF A CREEK, 61.97 FEET TO A PRINT FOR CERNER;
- (3) THENCE: 9 48'59'05" W. ALONG THE CENTERLINE OF A CREEK, 56.20 FEET TO A POINT FOR CORNER.
- (2) THENCE: 9 89:19'36" W, ALONG THE CENTERLINE OF A CREEK, 40,26 FEET TO A POINT FOR CORNER;
- (3) THENCE: 5 4970701" W. ALONG THE CENTERLINE OF A CREEK, 45,46 FEET TO A POINT FOR CORNER:

- PROPERTY DESCRIPTION CONTINUED
- (2) THENCE: S 2142'22" E. ALONG THE CENTERLINE OF A CREEK, 35.85 FEET TO A POINT FOR CORNER:
- (3) THENCE: S 4816'22' W, ALONG THE CENTERLINE OF A CREEK, 151 91 FEET TO A POINT FOR CORNER;
- (1) THENCE: S 55'55'30" W. ALOND THE CENTERLINE OF A CREEK, 94,75 FEET TO A POINT FOR CORNER:
- (2) THENCE: N 58'28'30" W. ALONG THE CENTERLINE OF A CREEK, 22.19 FEET 1D A POINT FOR CORNER:
- (B) THENCE: S 74'08'11" W. ALONG THE CENTERLINE OF A CREEK. 46.43 FEET TO A POINT FOR CORNER:
- (3) THENCE: S 72'01'53" W. ALONG THE CENTERLINE OF A CREEK, 84.17 FEET TO A POINT FOR CORNER;
- (8) THENCE: S 26'96'36" W. ALONG THE CENTERLINE OF A CREEK, 116.25 ETET TO A POINT FOR CORNER OR THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 61.5 APR. TRACE;

INJECT: S DODOTO: E. WITH HIS WEST BOUNDARY LINE OF THE ABOVE OF SYMMETRY OF AMERICAN THE ABOVE OF STANDARY LINE OF THE ABOVE OF A SIAS ADDR. THACT (TRACT HID. 1) AS DESCRIBED IN WARRANTY DEED TO SEETH A CORPOR IN DODOMENTA NO COMPOSITION OF THE OFFICIAL PROPERTY OF THE ABOVE O

- (3) THENCE: N 55'03'21" C, WITH THE NORTH BOUNDARY LINE OF A 1.0 ACRE TRACT AS DESCRIBED IN WARRANTY DELD TO JOHANNE M, LUCKEY RECORDED IN VOLUME 31", PACE 450 OF THE DEED RECORDED OF CASS COUNTY, TEXAS, 214,39 ELET TO A 521 5/6" 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
- (3) THENCE: N. 55'03'21' E, WITH THE HORTH BOUNDARY LINE OF A 2.0 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO MILLTE L. LUCKEY RECORDED IN VOLUME 370, PAGE 89 OF THE DEED RECORDS OF DASS COUNTY, TEXAS, 102,00 FELT TO A SET 5/8' REAR WITH PLASTIC CAP FOR CORNER;
- THENCE: S 11'52'47" E, WITH THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 2:0 ACRE TRACT, 102:00 FEET 10 A SET 5/8" REBAR WITH PLASTIC CAP FOR COMMEN.

THENCE: N 5811'00' 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' REDAR WITH PLASTIC CAP FOR COMPLEY.

- (29) HENCE: N 1195/04" W. WITH THE WEST BOUNDARY LINE OF A 2.0 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO CALLE WASHINGTON RECORDED IN DOCUMENT NO. 2010000055 of THE OFFICIAL PUBLIC RECORDS OF CASE COUNTY, TEXAS, TOLIQUE FEET TO A SET 5/6" REBAR WITH PLASTIC CAP FOR COPNER;
- THENCE: N 58'27'53" (, WIH THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED WASHINGTON 2.0 ACRE TRACT, 312.00 FEET TO A SET 5/8" REBAR WIH PLASTIC CAP FOR CORNER.
- (3) THENCE: S 11'58'14' E, WITH THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED WASHINGTON C.O. ACRE TRACT, 102.00 FEET TO A SET 5/8' REBAR WITH PLASTIC CAP FOR CORNER:

THENCE: N 65'95'11" C, WITH THE NORTH BOUNDARY LINE OF A 1.0 ACRE TRACT AS CESCRIBEO IN WARRASTY DEED TO ROBERT E. INDRIVERCORDED IN VOLUME 740, PACE 540 OT THE REAL PROPERTY RECORDS OF CASS COUNTY, TEXAS, 210.00 FEET 10 A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER;

THENCE: N. SOVAC'O?" I. WITH THE NORTH BOUNDARY LIBE OF A 1.5 ACRE TRACT AS DESCRIBED IN WARRANTY DELD TO ARRICLD LUDKEY RECORDED IN YOUNG 475, PAGE 60 OF THE DECOR RECORDS OF CASE COUNTY, TEXAS, 27000 FEET TO A SET RALIROAD SPIKE FOR CONNER IN COUNTY ROAD NO. 235%.

- (9) THENCE: S 42'30'19" I, WITH THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 1.5 AORT THACT, SAME BEING IN THE CENTERLINE OF COUNTY ROAD NO. 2333. 58.65 FEET TO A SET RAILROAD STREET OR CONFIDENCE.
- (B) THENCE: N 50'24'17' C, WITH A NORTH BOUNDARY LINE OF THE ABOVE OLSENBED ALSO ACRE TRACT, 58.67 FEET TO A 5CT 5/6" REBAR WITH PLASTIC CAP FOR COPIER.

THENCE: N. 00°29'18" C. WITH THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 4:151 ACRE TRACT, 295.45 FEET TO THE <u>POINT OF BEGINNING</u>. CONTAINING 64.8960 ACRES OF LAND, MORE OF 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 WISG-84,

VISIL EXCHING OR BONTS-OF-WAY CALL EXCENTION TO BE SENTED OF BONTS OF BONTS

GRAPHIC SCALE

SCENAL

(IN PERF)

(IN PERF)

♠ INDICATES SET 5/8" REBAR WITH PLASTIC CAP (STAMPED R.P.L.S. 4874)
THIS TRACT IS NOT WITHIN A DESIGNATED (LOOD PLAIN, ACCORDING TO FEDERAL INSURANCE ADMINISTRATION RATE MAP, MAP NUMBER 48067C0229C, EFFECTIVE DATE APRIL. 3, 2012.

LYNCH SURVEYING CO., INC.

TEXAS FIRM NO. TOTOHORO

3500 MACHOLM STREET

TEXARKANA. TEXAS 75503

BUSHLSS (903) 791-1395

FAMILIS (903) 791-1395

CASS COUNTY, TEXAS
CYNTHIA LATIMER SURVEY, A-653
SURVEY FOR BRIMAR INVESTMENTS, 1606
Scole: 1 = 150 | Core: All. 2019 | Johns. 1356
Days, Br. 801 | Days, Br. 2019 | Johns. 1807

## 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  $70^{\circ}00'23"$  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  $58^{\circ}28'30"$  W, along the centerline of a creek, 22.19 feet to a point for corner;

THENCE: S  $74^{\circ}08'11"$  W, along the centerline of a creek, 46.43 feet to a point for corner;

THENCE: S  $77^{\circ}01'53"$  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  $58^{\circ}27'53"$  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  $50^{\circ}24'17"$  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

Voice: Fax:

903-791-1392

903-791-1395

Invoice

Invoice Number:

7529

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
	,



Subtotal 2,450.00 Sales Tax 202.13 Freight Total Invoice Amount 2,652.13 Payment Received Check No:

**TOTAL** 2,652.13