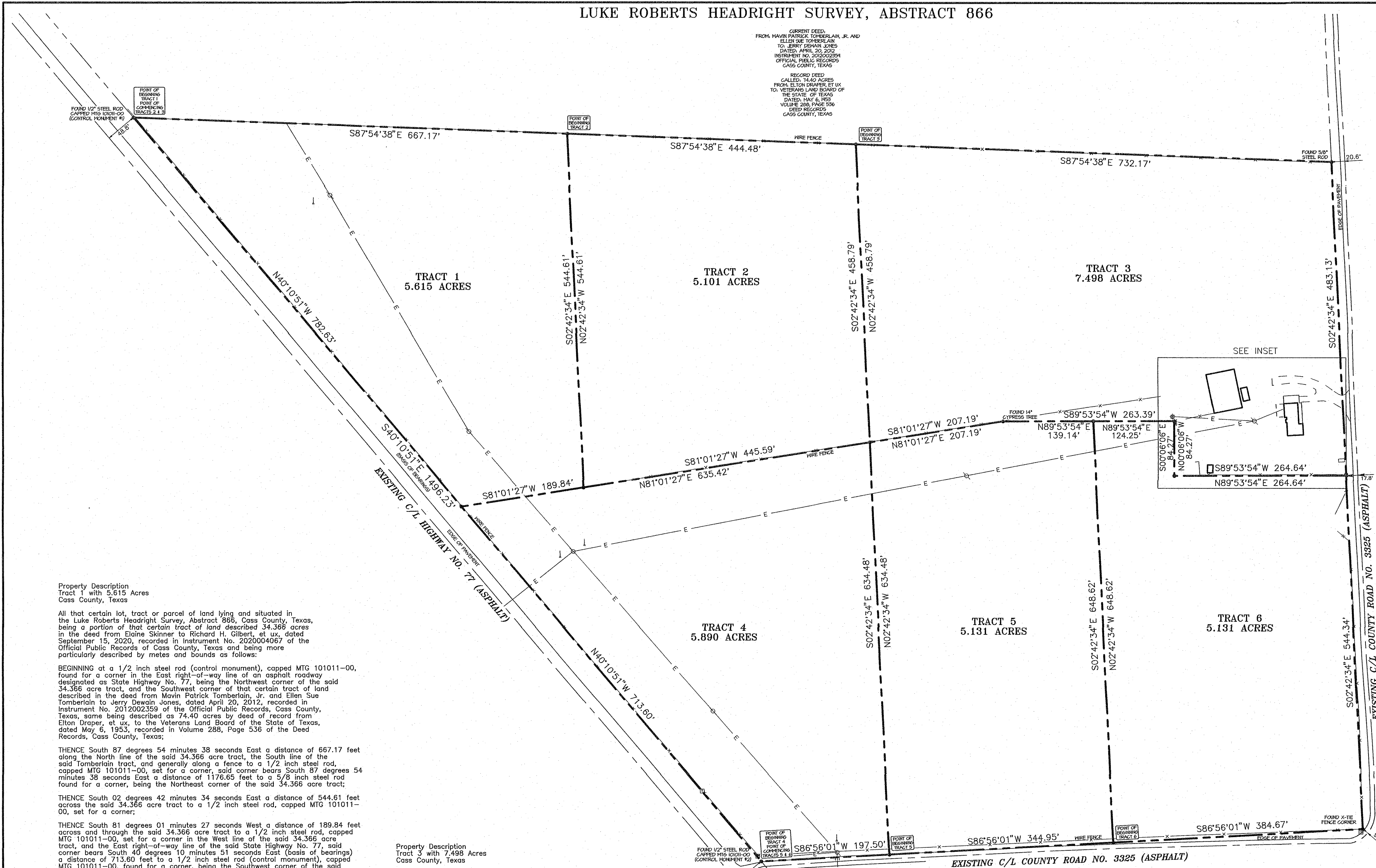


LUKE ROBERTS HEADRIGHT SURVEY, ABSTRACT 866



**Property Description**  
Tract 1 with 5.615 Acres  
Cass County, Texas

All that certain lot, tract or parcel of land lying and situated in the Luke Roberts Headright Survey, Abstract 866, Cass County, Texas, being a portion of that certain tract of land described 34.366 acres in the deed from Elaine Skinner to Richard H. Gilbert, et ux, dated September 15, 2020, recorded in Instrument No. 2020004067 of the Official Public Records of Cass County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod (control monument), capped MTG 101011-00, found for a corner in the East right-of-way line of an asphalt roadway designated as State Highway No. 77, being the Northwest corner of the said 34.366 acre tract, and the Southwest corner of that certain tract of land described in the deed from Marvin Patrick Tomberlain, Jr. and Ellen Sue Tomberlain to Jerry Dewain Jones, dated April 20, 2012, recorded in Instrument No. 2012002359 of the Official Public Records, Cass County, Texas, same being described as 74.40 acres by deed of record from Elton Draper, et ux, to the Veterans Land Board of the State of Texas, dated May 6, 1953, recorded in Volume 288, Page 536 of the Deed Records, Cass County, Texas;

THENCE South 87 degrees 54 minutes 38 seconds East a distance of 667.17 feet along the North line of the said 34.366 acre tract, the South line of the said Tomberlain tract, and generally along a fence to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, said corner bears South 87 degrees 54 minutes 38 seconds East a distance of 1176.65 feet to a 5/8 inch steel rod found for a corner, being the Northeast corner of the said 34.366 acre tract;

THENCE South 02 degrees 42 minutes 34 seconds East a distance of 544.61 feet across the said 34.366 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

THENCE South 81 degrees 01 minutes 27 seconds West a distance of 189.84 feet across and through the said 34.366 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner in the West line of the said 34.366 acre tract, and the East right-of-way line of the said State Highway No. 77, said corner bears South 40 degrees 10 minutes 51 seconds East (basis of bearings) a distance of 13.60 feet to a 1/2 inch steel rod (control monument), capped MTG 101011-00, found for a corner, being the Southwest corner of the said 34.366 acre tract;

THENCE North 40 degrees 10 minutes 51 seconds West a distance of 782.63 feet along the West line of the said 34.366 acre tract, the East right-of-way line of the said State Highway No. 77, and generally along a fence to the point of beginning, and containing 5.615 acres of land at the time of this survey.

**Property Description**  
Tract 2 with 5.101 Acres  
Cass County, Texas

All that certain lot, tract or parcel of land lying and situated in the Luke Roberts Headright Survey, Abstract 866, Cass County, Texas, being a portion of that certain tract of land described 34.366 acres in the deed from Elaine Skinner to Richard H. Gilbert, et ux, dated September 15, 2020, recorded in Instrument No. 2020004067 of the Official Public Records of Cass County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch steel rod (control monument), capped MTG 101011-00, found for a corner in the East right-of-way line of an asphalt roadway designated as State Highway No. 77, being the Northwest corner of the said 34.366 acre tract, and the Southwest corner of that certain tract of land described in the deed from Marvin Patrick Tomberlain, Jr. and Ellen Sue Tomberlain to Jerry Dewain Jones, dated April 20, 2012, recorded in Instrument No. 2012002359 of the Official Public Records, Cass County, Texas, same being described as 74.40 acres by deed of record from Elton Draper, et ux, to the Veterans Land Board of the State of Texas, dated May 6, 1953, recorded in Volume 288, Page 536 of the Deed Records, Cass County, Texas, said corner bears South 40 degrees 10 minutes 51 seconds East (basis of bearings) a distance of 1496.23 feet to a 1/2 inch steel rod (control monument), capped MTG 101011-00, found for a corner, being the Southwest corner of the said 34.366 acre tract;

THENCE South 87 degrees 54 minutes 38 seconds East a distance of 667.17 feet along the North line of the said 34.366 acre tract, the South line of the said Tomberlain tract, and generally along a fence to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, being the Point of Beginning for the herein described tract;

THENCE South 87 degrees 54 minutes 38 seconds East a distance of 444.48 feet along the North line of the said 34.366 acre tract, and the South line of the said Tomberlain tract, and generally along a fence to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, said corner bears South 87 degrees 54 minutes 38 seconds East a distance of 732.17 feet to a 5/8 inch steel rod found for a corner, being the Northeast corner of the said 34.366 acre tract;

THENCE South 02 degrees 42 minutes 34 seconds East a distance of 548.79 feet across the said 34.366 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

THENCE South 81 degrees 01 minutes 27 seconds West a distance of 445.59 feet across the said 34.366 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

THENCE North 02 degrees 42 minutes 34 seconds West a distance of 544.61 feet across and through the said 34.366 acre tract to the point of beginning, and containing 5.101 acres of land at the time of this survey.

**Property Description**  
Tract 3 with 7.498 Acres  
Cass County, Texas

All that certain lot, tract or parcel of land lying and situated in the Luke Roberts Headright Survey, Abstract 866, Cass County, Texas, being a portion of that certain tract of land described 34.366 acres in the deed from Elaine Skinner to Richard H. Gilbert, et ux, dated September 15, 2020, recorded in Instrument No. 2020004067 of the Official Public Records of Cass County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch steel rod (control monument), capped MTG 101011-00, found for a corner in the East right-of-way line of an asphalt roadway designated as State Highway No. 77, being the Northwest corner of the said 34.366 acre tract, and the Southwest corner of that certain tract of land described in the deed from Marvin Patrick Tomberlain, Jr. and Ellen Sue Tomberlain to Jerry Dewain Jones, dated April 20, 2012, recorded in Instrument No. 2012002359 of the Official Public Records, Cass County, Texas, same being described as 74.40 acres by deed of record from Elton Draper, et ux, to the Veterans Land Board of the State of Texas, dated May 6, 1953, recorded in Volume 288, Page 536 of the Deed Records, Cass County, Texas, said corner bears South 40 degrees 10 minutes 51 seconds East (basis of bearings) a distance of 1496.23 feet to a 1/2 inch steel rod (control monument), capped MTG 101011-00, found for a corner, being the Southwest corner of the said 34.366 acre tract;

THENCE South 87 degrees 54 minutes 38 seconds East a distance of 1111.85 feet along the North line of the said 34.366 acre tract, the South line of the said Tomberlain tract, and generally along a fence to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, being the Point of Beginning for the herein described tract;

THENCE South 87 degrees 54 minutes 38 seconds East a distance of 483.13 feet along the East line of the said 34.366 acre tract, and the West line of the said County Road No. 3325, said corner bears North 86 degrees 56 minutes 01 seconds West (basis of bearings) a distance of 384.67 feet to a cross-tie fence corner post found for a corner, being the Southeast corner of the said 34.366 acre tract;

THENCE South 89 degrees 53 minutes 54 seconds West a distance of 264.64 feet across the said 34.366 acre tract, and generally and partially along a fence to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

THENCE North 00 degrees 06 minutes 06 seconds West a distance of 84.27 feet across the said 34.366 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

THENCE South 89 degrees 53 minutes 54 seconds West a distance of 263.39 feet across the said 34.366 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

THENCE South 81 degrees 01 minutes 27 seconds West a distance of 207.19 feet across the said 34.366 acre tract, and generally along a fence to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

THENCE North 02 degrees 42 minutes 34 seconds West a distance of 548.79 feet across and through the said 34.366 acre tract to the point of beginning, and containing 7.498 acres of land at the time of this survey.

**Property Description**  
Tract 4 with 5.690 Acres  
Cass County, Texas

All that certain lot, tract or parcel of land lying and situated in the Luke Roberts Headright Survey, Abstract 866, Cass County, Texas, being a portion of that certain tract of land described 34.366 acres in the deed from Elaine Skinner to Richard H. Gilbert, et ux, dated September 15, 2020, recorded in Instrument No. 2020004067 of the Official Public Records of Cass County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod (control monument), capped MTG 101011-00, found for a corner in the South line of the said Luke Roberts Survey, the East right-of-way line of an asphalt roadway designated as State Highway No. 77, and the North line of an asphalt roadway designated as County Road No. 3325, being the Southwest corner of the said 34.366 acre tract;

THENCE North 40 degrees 10 minutes 51 seconds West (basis of bearings) a distance of 713.60 feet along the West line of the said 34.366 acre tract, the East right-of-way line of the said State Highway No. 77, and generally along a fence to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, said corner bears North 40 degrees 10 minutes 51 seconds West a distance of 782.63 feet to a 1/2 inch steel rod (control monument), capped MTG 101011-00, found for a corner, being the Northeast corner of the said 34.366 acre tract;

THENCE North 81 degrees 01 minutes 27 seconds East a distance of 635.42 feet across the said 34.366 acre tract, and generally and partially along a fence to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

THENCE South 02 degrees 42 minutes 34 seconds East a distance of 634.48 feet across and through the said 34.366 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner in the South line of the said Luke Roberts Survey, the South line of the said 34.366 acre tract, and the North line of the said County Road No. 3325, said corner bears North 86 degrees 56 minutes 01 seconds East a distance of 384.67 feet to a cross-tie fence corner post found for a corner, being the Southeast corner of the said 34.366 acre tract;

THENCE South 86 degrees 56 minutes 01 seconds West a distance of 197.50 feet along the South line of the said Luke Roberts Survey, the South line of the said 34.366 acre tract, and the North line of the said County Road No. 3325 to the point of beginning and containing 5.690 acres of land at the time of this survey.

**Property Description**  
Tract 5 with 5.131 Acres  
Cass County, Texas

All that certain lot, tract or parcel of land lying and situated in the Luke Roberts Headright Survey, Abstract 866, Cass County, Texas, being a portion of that certain tract of land described 34.366 acres in the deed from Elaine Skinner to Richard H. Gilbert, et ux, dated September 15, 2020, recorded in Instrument No. 2020004067 of the Official Public Records of Cass County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch steel rod (control monument), capped MTG 101011-00, found for a corner in the South line of the said Luke Roberts Survey, the East right-of-way line of an asphalt roadway designated as State Highway No. 77, and the North line of an asphalt roadway designated as County Road No. 3325, being the Southwest corner of the said 34.366 acre tract, said corner bears North 40 degrees 10 minutes 51 seconds West (basis of bearings) a distance of 1496.23 feet to a 1/2 inch steel rod (control monument), capped MTG 101011-00, found for a corner, being the Northwest corner of the said 34.366 acre tract;

THENCE North 86 degrees 56 minutes 01 seconds East a distance of 197.50 feet along the South line of the said Luke Roberts Survey, the South line of the said 34.366 acre tract and the North line of the said County Road No. 3325 to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, being the Point of Beginning for the herein described tract;

THENCE North 02 degrees 42 minutes 34 seconds West a distance of 634.48 feet across the said 34.366 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

THENCE North 81 degrees 01 minutes 27 seconds East a distance of 207.19 feet across the said 34.366 acre tract, and generally along a fence to a 14 inch cypress tree found for a corner;

THENCE North 89 degrees 53 minutes 54 seconds East a distance of 124.25 feet across the said 34.366 acre tract, and the North line of the said County Road No. 3325, said corner bears North 86 degrees 56 minutes 01 seconds East a distance of 384.67 feet to a cross-tie fence corner post found for a corner, being the Southeast corner of the said 34.366 acre tract;

THENCE South 02 degrees 42 minutes 34 seconds East a distance of 648.62 feet across and through the said 34.366 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner in the South line of the said Luke Roberts Survey, the South line of the said 34.366 acre tract, and the North line of the said County Road No. 3325, said corner bears North 86 degrees 56 minutes 01 seconds East a distance of 384.67 feet to a cross-tie fence corner post found for a corner, being the Southeast corner of the said 34.366 acre tract;

THENCE South 86 degrees 56 minutes 01 seconds West a distance of 384.67 feet along the South line of the said Luke Roberts Survey, the South line of the said 34.366 acre tract, and the North line of the said County Road No. 3325 to the point of beginning, and containing 5.131 acres of land at the time of this survey.

**Property Description**  
Tract 6 with 5.131 Acres  
Cass County, Texas

All that certain lot, tract or parcel of land lying and situated in the Luke Roberts Headright Survey, Abstract 866, Cass County, Texas, being a portion of that certain tract of land described 34.366 acres in the deed from Elaine Skinner to Richard H. Gilbert, et ux, dated September 15, 2020, recorded in Instrument No. 2020004067 of the Official Public Records of Cass County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch steel rod (control monument), capped MTG 101011-00, found for a corner in the South line of the said Luke Roberts Survey, the East right-of-way line of an asphalt roadway designated as State Highway No. 77, and the North line of an asphalt roadway designated as County Road No. 3325, being the Southwest corner of the said 34.366 acre tract, said corner bears North 40 degrees 10 minutes 51 seconds West (basis of bearings) a distance of 1496.23 feet to a 1/2 inch steel rod (control monument), capped MTG 101011-00, found for a corner, being the Northwest corner of the said 34.366 acre tract;

THENCE North 86 degrees 56 minutes 01 seconds East a distance of 542.45 feet along the South line of the said Luke Roberts Survey, the South line of the said 34.366 acre tract and the North line of the said County Road No. 3325 to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, being the Point of Beginning for the herein described tract;

THENCE North 02 degrees 42 minutes 34 seconds West a distance of 648.62 feet across the said 34.366 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

THENCE North 89 degrees 53 minutes 54 seconds East a distance of 124.25 feet across the said 34.366 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

THENCE South 00 degrees 06 minutes 06 seconds East a distance of 84.27 feet across the said 34.366 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

THENCE North 89 degrees 53 minutes 54 seconds East a distance of 264.64 feet across and through the said 34.366 acre tract, and generally and partially along a fence to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner in the East line of the said 34.366 acre tract, and the West line of the said County Road No. 3325, said corner bears North 86 degrees 56 minutes 01 seconds West a distance of 483.13 feet to a 5/8 inch steel rod found for a corner, being the Northeast corner of the said 34.366 acre tract;

THENCE South 02 degrees 42 minutes 34 seconds East a distance of 544.34 feet across the East line of the said 34.366 acre tract, the West line of the said County Road No. 3325, and generally and partially along a fence to a cross-tie fence corner post found for a corner in the North line of the said Luke Roberts Survey, being the Southeast corner of the said 34.366 acre tract;

THENCE South 86 degrees 56 minutes 01 seconds West a distance of 84.27 feet along the South line of the said Luke Roberts Survey, the South line of the said 34.366 acre tract, and the North line of the said County Road No. 3325 to the point of beginning, and containing 5.131 acres of land at the time of this survey.

THE BEARINGS ARE BASED ON GRID NORTH WITHIN THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, NAD83 (GDS96, EPOCH 2002.0). AT THE SURFACE, WITH A BEARING OF SOUTH 40 DEGREES 10 MINUTES 51 SECONDS EAST, THE COMBINED SCALE FACTOR TO GO FROM SURFACE TO GRID IS 0.999880014398. THE FOLLOWING CONTROL MONUMENTS WERE USED TO ESTABLISH THE BASIS OF BEARINGS:

CONTROL MONUMENT #1  
N=7125340.5760  
E=3268515.9608

CONTROL MONUMENT #2  
N=7124197.4342  
E=3268481.3319

NOTE:  
In providing this boundary survey, no attempt has been made to obtain or show data concerning encroachment, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned. Subsurface and environmental conditions were not surveyed or examined or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property. Easement research was not done for this property by the surveyor, nor was a current title policy provided prior to this survey.

NOTE:  
1.) ALL MONUMENTS ARE SET 1/2" STEEL RODS, CAPPED MTG 101011-00, UNLESS OTHERWISE NOTED.

**BOUNDARY SURVEY**

**MTG**  
engineers  
& surveyors

6 TRACTS IN THE LUKE ROBERTS  
HEADRIGHT SURVEY, ABSTRACT 866  
CASS COUNTY, TEXAS  
FOR: RICHARD H. GILBERT

5930 SUMMERHILL RD.  
TEXARKANA TEXAS 75503  
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Date	Revision/Description	File No.	Sheet No.
11/19/2020			TPPE No. 364
Drawn By CW	Checked By JW	Project No. 202286	Dwg. Date 11/19/2020