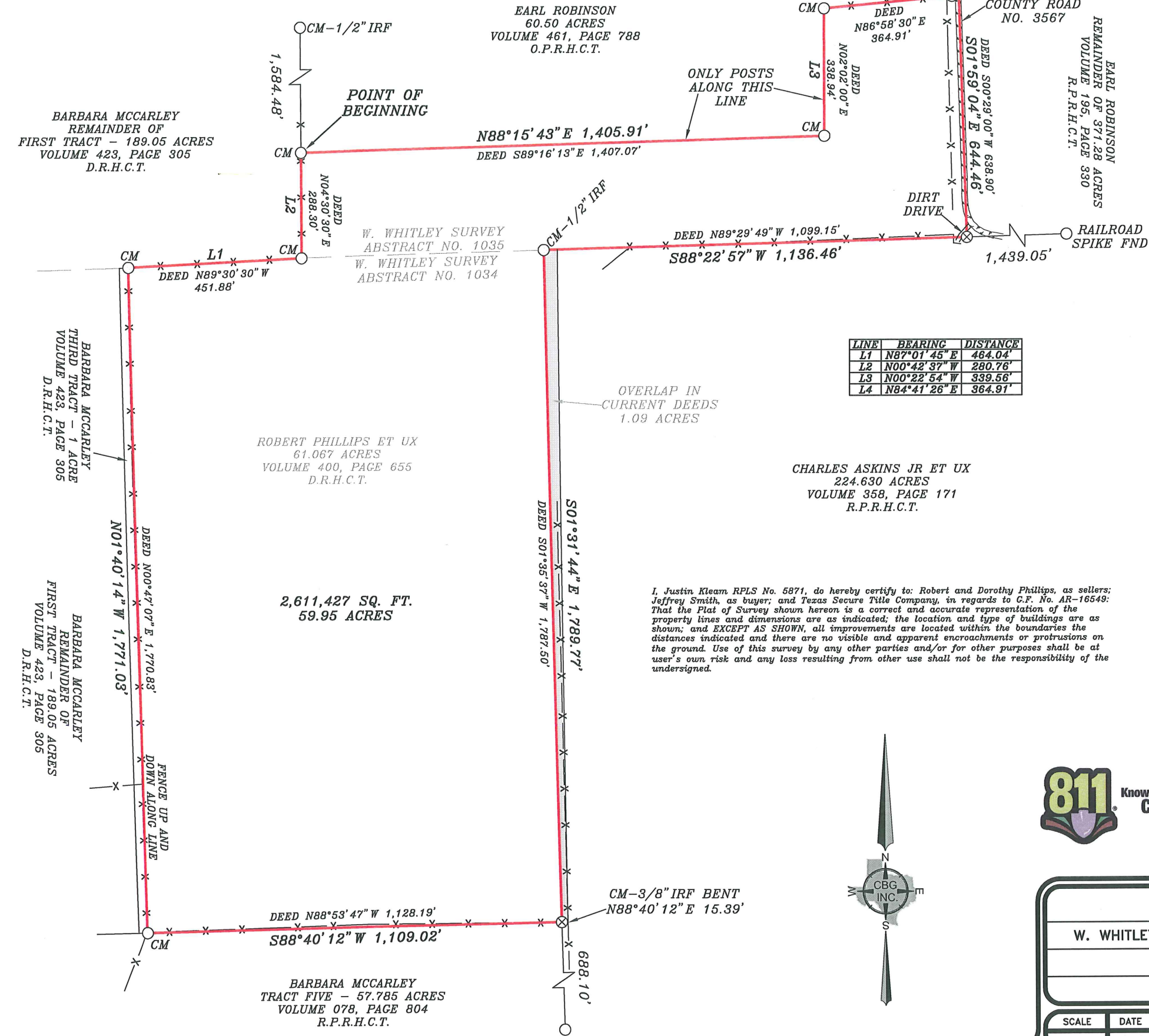


SURVEYOR'S NOTES:
1) BEARINGS ARE BASED ON NAD 83, TEXAS NORTH CENTRAL, AS OBSERVED BY GPS.
2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
3) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
4) THERE IS AN OVERLAP IN DEEDS ALONG THE SOUTHERN MOST EAST LINE OF THIS SURVEYED TRACT.



LEGAL DESCRIPTION

Being a lot, tract or parcel of land situated in the William Whitley Survey, Abstract No. 1034, and the William Whitley Survey, Abstract No. 1035, Hopkins County, Texas, and being part of that certain called 61.067 acre tract of land conveyed from Nora Thweatt to Robert Phillips et ux, by Warranty Deed, as recorded in Volume 400, Page 655, Deed Records, Hopkins County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found at a Northwest corner of said 61.067 acre tract, and the Southwest corner of a called 60.50 acre tract conveyed to Earl Robinson, by deed as recorded in Volume 461, Page 788, Official Public Records, Hopkins County, Texas, said point being in an East line of the remainder of a called 189.05 acre tract, called First Tract, conveyed to Barbara McCarley, by deed as recorded in Volume 423, Page 305, Deed Records, Hopkins County, Texas, from said point, a 1/2 inch iron rod found, bears North 00 Degrees 42 Minutes 37 Seconds West, a distance of 1,584.48 feet;

THENCE, North 88 Degrees 15 Minutes 43 Seconds East, with a North line of said 61.067 acre tract, and a South line of said 60.50 acre tract, a distance of 1,405.91 feet to a 3/8 inch iron rod found at an ell corner of said 61.067 acre tract, and a Southeast corner of said 60.50 acre tract;

THENCE, North 00 Degrees 22 Minutes 54 Seconds West, with a West line of said 61.067 acre tract, and an East line of said 60.50 acre tract, a distance of 339.56 feet to a 3/8 inch iron rod found at a Northwest corner of said 61.067 acre tract, and an ell corner of said 60.50 acre tract;

THENCE, North 84 Degrees 41 Minutes 26 Seconds East, with a North line of said 61.067 acre tract, and a South line of said 60.50 acre tract, and passing at a distance of 346.03 feet, a 3/8 inch iron rod found for witness, and continuing on for a total distance of 364.91 feet to a point for corner in County Road No. 3567 at the Northeast corner of said 61.067 acre tract, and the Southeast corner of said 60.50 acre tract, said point being in a West line of the remainder of a called 371.28 acre tract conveyed to Earl Robinson, by deed as recorded in Volume 195, Page 330, Real Property Records, Hopkins County, Texas;

THENCE, South 01 Degrees 59 Minutes 04 Seconds East, with an East line of said 61.067 acre tract, a West line of the remainder of said 371.28 acre tract, and said County Road No. 3567, a distance of 644.46 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBC INC) at a Southeast corner of said 61.067 acre tract, and a Southwest corner of the remainder of said 371.28 acre tract, said point being in a North line of a called 224.630 acre tract conveyed to Charles Askins Jr et ux, by deed as recorded in Volume 358, Page 171, Real Property Records, Hopkins County, Texas, from said point, a railroad spike found at a Northeast corner of said 224.630 acre tract, bears North 88 Degrees 22 Minutes 57 Seconds East, a distance of 1,439.05 feet;

THENCE, South 88 Degrees 22 Minutes 57 Seconds West, with a South line of said 61.067 acre tract, and a North line of said 224.630 acre tract, and passing an ell corner of said 61.067 acre tract, and continuing on for a total distance of 1,136.46 feet to a 1/2 inch iron rod found at a Northwest corner of said 224.630 acre tract;

THENCE, South 01 Degrees 31 Minutes 44 Seconds East, with a West line of said 224.630 acre tract, a distance of 1,789.77 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBC INC) at the Northeast corner of a called 57.785 acre tract, called Tract Five, conveyed to Barbara McCarley, by deed as recorded in Volume 078, Page 804, Real Property Records, Hopkins County, Texas, said point being in a South line of said 61.067 acre tract, from said point, a 3/8 inch iron rod found bent at the Southern most Southeast corner of said 61.067 acre tract, bears North 88 Degrees 40 Minutes 12 Seconds East, a distance of 15.39 feet, and a 3/8 inch iron rod found at an ell corner of said 224.630 acre tract, and a Southeast corner of said 57.785 acre tract, bears South 01 Degrees 31 Minutes 44 Seconds East, a distance of 688.10 feet;

THENCE, South 88 Degrees 40 Minutes 12 Seconds West, with a South line of said 61.067 acre tract, and the North line of said 57.785 acre tract, a distance of 1,109.02 feet to a 3/8 inch iron rod found at the Southwest corner of said 61.067 acre tract, and the Southeast corner of a called one acre tract, called Third Tract, conveyed to Barbara McCarley, by deed as recorded in Volume 423, Page 305, Deed Records, Hopkins County, Texas;

THENCE, North 01 Degrees 40 Minutes 14 Seconds West, with a West line of said 61.067 acre tract, and the East line of said one acre tract, a distance of 1,771.03 feet to a 3/8 inch iron rod found at a Northwest corner of said 61.067 acre tract, and the Northeast corner of said one acre tract, said point being in a South line of the remainder of said 189.05 acre tract;

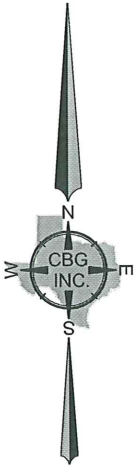
THENCE, North 87 Degrees 01 Minutes 45 Seconds East, with a North line of said 61.067 acre tract, and a South line of the remainder of said 189.05 acre tract, a distance of 464.04 feet to a 3/8 inch iron rod found at an ell corner of said 61.067 acre tract, and a Southeast corner of the remainder of said 189.05 acre tract;

THENCE, North 00 Degrees 42 Minutes 37 Seconds West, with a West line of said 61.067 acre tract, and an East line of the remainder of said 189.05 acre tract, a distance of 280.76 feet to the POINT OF BEGINNING and containing 2,611,427 Square Feet or 59.95 acres of land, more or less.

LINE	BEARING	DISTANCE
L1	N87°01'45\"E	464.04'
L2	N00°42'37\"W	280.76'
L3	N00°22'54\"W	339.56'
L4	N84°41'26\"E	364.91'

I, Justin Kleam RPLS No. 5871, do hereby certify to: Robert and Dorothy Phillips, as sellers; Jeffrey Smith, as buyer; and Texas Secure Title Company, in regards to C.F. No. AR-16549: That the Plat of Survey shown hereon is a correct and accurate representation of the property lines and dimensions as indicated; the location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

811 Know what's below. Call before you dig.



CM CONTROLLING MONUMENT		LEGEND	
○ 3/8" IRON ROD FOUND	● POWER POLE	⊙ SEPTIC TANK	—○— CHAIN LINK FENCE
⊗ 1/2" IRON ROD SET MARKED (CBG INC)	A/C AIR CONDITIONING	Ⓢ SANITARY SEWER CLEANOUT	—□— WOOD FENCE
○ 1" IRON PIPE FOUND	Ⓜ WATER METER	← GUY WIRE	—X— BARBED WIRE
□ FENCE POST CORNER	Ⓢ GAS METER	Ⓣ TELEPHONE PEDESTAL	— — IRON FENCE
⊠ "X" FOUND IN CONCRETE	Ⓢ WATER VALVE	Ⓤ ELECTRIC PEDESTAL	— — PIPE FENCE
▲ UNDERGROUND ELECTRIC	● CONCRETE MONUMENT FOUND	▭ COVERED PORCH, DECK OR CARPORT	
△ OVERHEAD ELECTRIC	⊗ 60D NAIL FOUND	▨ CONCRETE PAVING	
▨ ASPHALT PAVING		▨ WOOD DECK OR PORCH	
▨ GRAVEL/ROCK ROAD OR DRIVE			

59.95 ACRES							
W. WHITLEY SUR. A-1034 - W. WHITLEY SUR. A-1035							
HOPKINS COUNTY, TEXAS							
COUNTY ROAD NO. 3567							
SCALE	DATE	JOB NO.	G.F. NO.	DRAWN	REV	BY	REV
1:300	01/04/17	1624867	AR-16549	J.B.K.			

CBG SURVEYING INC. FIRM CERTIFICATE 1410168801
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