

PROPERTY DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE CARTER CANNON HEADRIGHT SURVEY, A-222 AND A PART OF THE BURRELL PARKER HEADRIGHT SURVEY, A-865, BOTH IN CASS COUNTY, TEXAS AND BEING ALL OF A 501 ACRE TRACT AS DESCRIBED IN WARRANTY DEED FROM MARION LYNN HILDRETH AND WIFE, BETTY JEANNE HILDRETH TO DAREN GRIFFITH AND WIFE, TRINA GRIFFITH DATED MARCH 9, 2007, RECORDED IN FILE NO. 2007001375 OF THE OFFICIAL PUBLIC RECORDS OF CASS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: AT A FOUND 1" IRON PIPE FOR CORNER ON THE EAST BOUNDARY LINE AND N 00°24'53" W, 600.98 FEET FROM THE SOUTHEAST CORNER OF SAID CARTER CANNON HEADRIGHT SURVEY, CASS COUNTY, TEXAS, SAME BEING AT THE NORTHEAST CORNER OF A 49.323 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO INTERNATIONAL PAPER COMPANY RECORDED IN VOLUME 432, PAGE 506 OF THE DEED RECORDS OF CASS COUNTY, TEXAS, SAME BEING ON THE WEST BOUNDARY LINE OF A 320 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO INTERNATIONAL PAPER COMPANY RECORDED IN VOLUME 303, PAGE 451 OF THE DEED RECORDS OF CASS COUNTY, TEXAS;

THENCE: N 00°24'53" W, WITH THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED CARTER CANNON HEADRIGHT SURVEY, SAME BEING THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 320 ACRE TRACT AND WITH THE WEST BOUNDARY LINE OF A 581 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO INTERNATIONAL PAPER COMPANY RECORDED IN VOLUME 310, PAGE 228 OF THE DEED RECORDS OF CASS COUNTY, TEXAS, 3072.43 FEET TO A SET 5/8" REBAR WITH CAP FOR CORNER;

THENCE: N 89°38'53" W, WITH THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED CARTER CANNON HEADRIGHT SURVEY, SAME BEING A SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 581 ACRE TRACT, 3640.40 FEET TO A SET 5/8" REBAR WITH CAP FOR CORNER ON THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED BURRELL PARKER HEADRIGHT SURVEY;

THENCE: N 00°21'07" E, WITH THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED BURRELL PARKER HEADRIGHT SURVEY, 1611.12 FEET TO A SET 5/8" REBAR WITH CAP FOR CORNER;

THENCE: N 89°38'53" W, WITH THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED BURRELL PARKER HEADRIGHT SURVEY, 1924.33 FEET TO A SET 5/8" REBAR WITH CAP FOR CORNER ON THE EAST RIGHT-OF-WAY LINE OF TEXAS STATE HIGHWAY NO. 155;

THENCE: S 43°02'01" W, WITH THE EAST RIGHT-OF-WAY LINE OF TEXAS STATE HIGHWAY NO. 155, 2023.15 FEET TO A FOUND 1/2" REBAR FOR CORNER AT AN EXISTING FENCE CORNER;

THENCE: S 75°54'04" E, ALONG AN EXISTING FENCE LINE, SAME BEING THE NORTH BOUNDARY LINE OF A 15.545 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO DONALD GUMM RECORDED IN FILE NO. 2006003092 OF THE OFFICIAL PUBLIC RECORDS OF CASS COUNTY, TEXAS, 882.80 FEET TO A FOUND 1/2" REBAR FOR CORNER AT AN EXISTING FENCE P.I. (POINT OF INTERSECTION);

THENCE: S 53°56'46" E, ALONG AN EXISTING FENCE LINE, SAME BEING THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 15.545 ACRE TRACT, 168.87 FEET TO A FOUND 1/2" REBAR FOR CORNER AT AN EXISTING FENCE P.I.;

THENCE: S 69°54'21" E, ALONG AN EXISTING FENCE LINE, SAME BEING THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 15.545 ACRE TRACT, 425.01 FEET TO A FOUND 1/2" REBAR FOR CORNER AT AN EXISTING FENCE P.I.;

THENCE: S 12°02'49" W, WITH THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 15.545 ACRE TRACT, 328.26 FEET TO A FOUND 1/2" REBAR FOR CORNER;

THENCE: S 00°24'12" W, WITH THE EAST BOUNDARY LINE OF A 881 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO INTERNATIONAL PAPER COMPANY RECORDED IN VOLUME 411, PAGE 317 OF THE DEED RECORDS OF CASS COUNTY, TEXAS, 1566.95 FEET TO A SET 5/8" REBAR WITH CAP FOR CORNER;

THENCE: S 89°35'48" E, WITH THE NORTH BOUNDARY LINE OF A 164.3 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO STEPHEN G. MASON RECORDED IN VOLUME 1143, PAGE 760 OF THE REAL PROPERTY RECORDS OF CASS COUNTY, TEXAS, 594.68 FEET TO A SET 5/8" REBAR WITH CAP FOR CORNER;

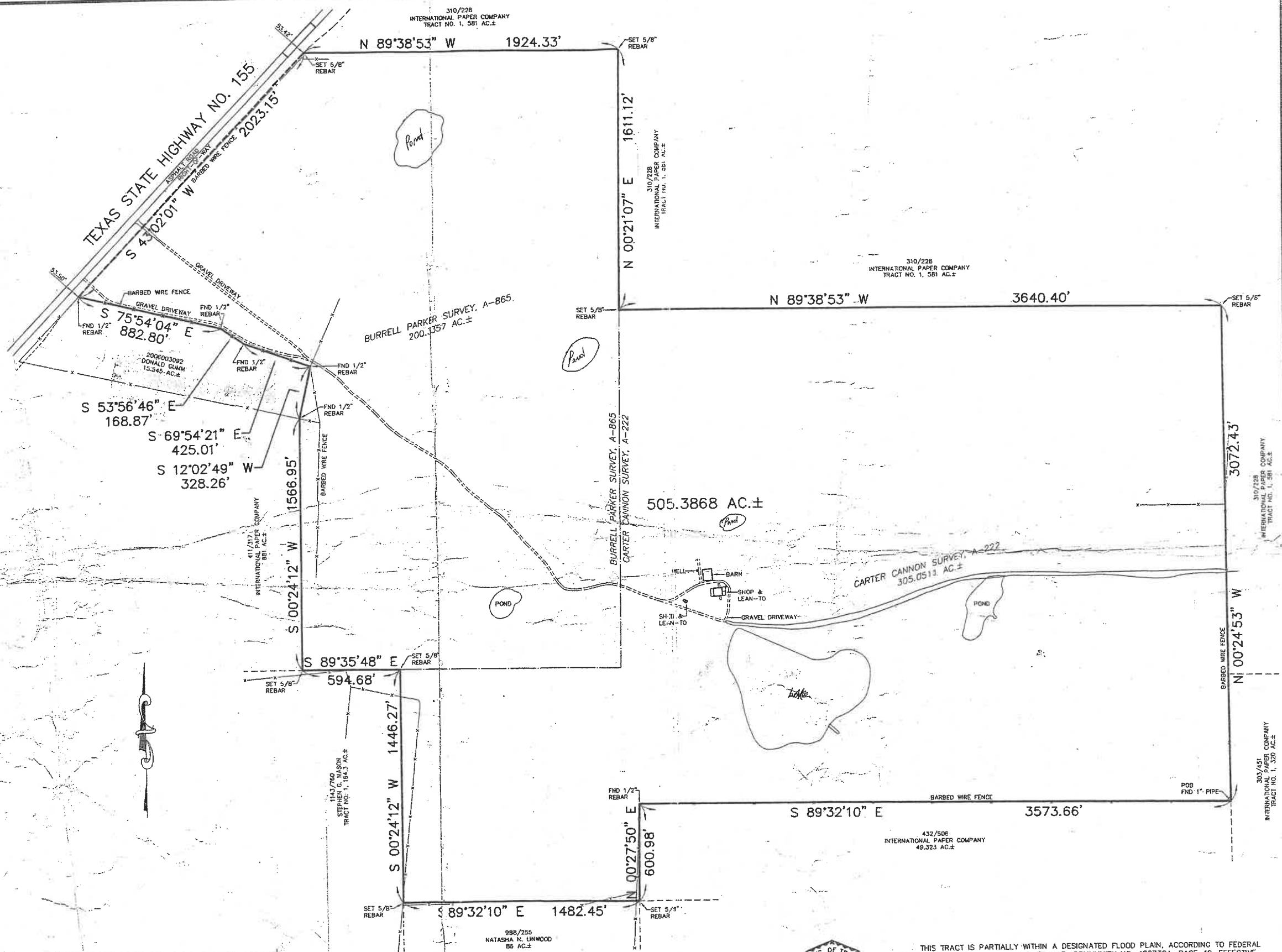
THENCE: S 00°24'12" W, WITH THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 164.3 ACRE TRACT, 1446.27 FEET TO A SET 5/8" REBAR WITH CAP FOR CORNER;

THENCE: S 89°32'10" E, WITH THE NORTH BOUNDARY LINE OF A 86 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO NATASHA N. LINWOOD RECORDED IN VOLUME 988, PAGE 255 OF THE REAL PROPERTY RECORDS OF CASS COUNTY, TEXAS, 1482.45 FEET TO A SET 5/8" REBAR WITH CAP FOR CORNER;

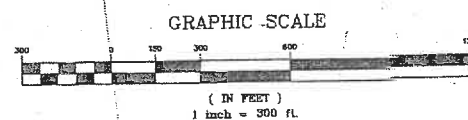
THENCE: N 00°27'50" E, WITH THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 49.323 ACRE TRACT, 600.98 FEET TO A FOUND 1/2" REBAR FOR CORNER;

THENCE: S 89°32'10" E, ALONG AN EXISTING FENCE LINE, SAME BEING THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 49.323 ACRE TRACT, 3573.66 FEET TO THE POINT OF BEGINNING, CONTAINING 505.3868 ACRES OF LAND, MORE OR LESS, WITH 305.0511 ACRES BEING IN THE CARTER CANNON HEADRIGHT SURVEY AND 200.3357 ACRES BEING IN THE BURRELL PARKER HEADRIGHT SURVEY, BOTH IN CASS COUNTY, TEXAS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON TRUE NORTH AS DETERMINED BY GPS (GLOBAL POSITIONING SYSTEM) ON MARCH 24, 2009.



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THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENT OF IMPROVEMENTS, VISIBLE EASEMENTS OR RIGHTS-OF-WAY (ALL EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN IF TITLE COMMITMENT WAS PROVIDED PRIOR TO FIELD WORK), EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY.



THIS TRACT IS PARTIALLY WITHIN A DESIGNATED FLOOD PLAIN, ACCORDING TO FEDERAL INSURANCE ADMINISTRATION RATE MAP, COMMUNITY NO. 480730A, PAGE 49, EFFECTIVE DATE JULY 5, 1977.

REVISION	DATE	DESCRIPTION	BY
1			

LYNCH SURVEYING CO., INC. 3606 MAGNOLIA STREET TEXARKANA, TEXAS 75503 BUSINESS (903) 791-1392 FAX (903) 791-1395		CASS COUNTY, TEXAS CARTER CANNON, A-222 & BURRELL PARKER, A-865 SURVEY FOR STRINGER & GRIFFITH Scale: 1" = 300' Date: APR, 2009 Job No. 11528 Dwn. By: KDL Ewn. By: RWB Ckd. By: KDL
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FILE NAME: 11528-1.DWG