

Property Description

All that certain tract or parcel of land being a part of the E.R. Chism Headright Survey, A-55, Wm. W. Tankersley Headright Survey, A-285 and the J.A. Dollard Headright Survey, A-78, all in Morris County, Texas and being all of a 185.748 Acre tract (Tract 1), all of a 49.553 Acre tract (Tract 2) and all of a 44.875 Acre tract (Tract 3) as described in a Distribution Deed from Curtis Connor Children's Trust, Randall D. Tidwell, Trustee to CCK Irrevocable Trust, Cynthia C. Kidwell, dated April 30, 2099, recorded in Volume 425, Page 749 of the Official Public Records of Morris County, Texas and being all of a 3.26 Acre tract as described in Distribution Deed from Curtis Connor Children's Trust, Randall D. Tidwell, Trustee to CCK Irrevocable Trust, Cynthia C. Kidwell, Trustee dated April 28, 2099, recorded in Volume 433, Page 35 of the Official Public Records of Morris County, Texas and being more particularly described as follows:

BEGINNING: At a found 5/8" rebar for corner in the intersection of County Road No. 3204 (Wilson Road) and County Road No. 3201 (Whitmore Road) at the Northwest corner of the above described 185.748 Acre tract of land, same being the Southwest corner of a 80 Acre tract (Tract No. 7) as described in Warranty Deed to Valla, LLC recorded in Volume 462, Page 545 of the Official Public Records of Morris County, Texas, same being on the East boundary line of a 5.00 Acre tract as described in Warranty Deed to Henry Hurdon recorded in Volume 166, Page 443 of the Deed Records of Morris County, Texas;

THENCE: N 89°50'23" E, with the North boundary line of the above described 185.748 Acre tract, same being the South boundary line of the above described 80 Acre tract, same being in County Road No. 3204, 777.35 feet to a found 1/2" rebar for corner;

THENCE: N 89°14'09" E, with the North boundary line of the above described 185.748 Acre tract, same being the South boundary line of the above described 80 Acre tract and the South boundary line of a 80 Acre tract (Tract No. 8) as described in Warranty Deed to Valla, LLC recorded in Volume 462, Page 545 of the Official Public Records of Morris County, Texas, same being in County Road No. 3204, 1745.93 feet to a found 1/2" rebar for corner;

THENCE: S 00°45'12" E, with the East boundary line of the above described 185.748 Acre tract, same being the West boundary line of a 17.488 Acre tract (Tract No. 1) as described in Warranty Deed to Bob Franklin recorded in Volume 298, Page 377 of the Official Public Records of Morris County, Texas, 950.02 feet to a set 5/8" rebar with plastic cap (Stamped R.F.L.S. 4874 Typical) for corner at an existing fence P.I. (point of intersection);

THENCE: S 00°11'46" W, along an existing fence line, same being the East boundary line of the above described 185.748 Acre tract, same being the West boundary line of the above described 17.488 Acre tract, 589.41 feet to a found 3/8" rebar for corner at an existing fence corner;

THENCE: S 89°53'04" E, along an existing fence line, same being the South boundary line of the above described 17.488 Acre tract, 320.11 feet to a found 1" metal pipe for corner at an existing fence corner;

THENCE: S 03°59'16" W, along an existing fence line, same being the East boundary line of the above described 44.875 Acre tract, same being the West boundary line of a 34.5 Acre tract as described in Warranty Deed to Virginia Ann Jones recorded in Volume 245, Page 138 of the Real Property Records of Morris County, Texas, 566.25 feet to a found 1/2" rebar for corner;

THENCE: S 03°13'08" W, along an existing fence line, same being the East boundary line of the above described 44.875 Acre tract, same being the West boundary line of the above described 34.5 Acre tract, 598.82 feet to a found 1/2" rebar for corner at an existing fence P.I.;

THENCE: S 02°32'04" W, along an existing fence line, same being the East boundary line of the above described 44.875 Acre tract, same being the West boundary line of the above described 34.5 Acre tract, 228.25 feet to a found 1/2" rebar for corner at an existing fence P.I.;

THENCE: S 00°39'04" W, along an existing fence line, same being the East boundary line of the above described 44.875 Acre tract, same being the West boundary line of the above described 34.5 Acre tract, 242.53 feet to a found 1/2" rebar for corner at an existing fence corner;

THENCE: S 89°35'33" E, along an existing fence line, same being the North boundary line of the above described 49.553 Acre tract, same being the South boundary line of the above described 34.5 Acre tract, 532.58 feet to a found 1/2" rebar for corner at an existing fence P.I.;

THENCE: N 87°33'46" E, along an existing fence line, same being the North boundary line of the above described 49.553 Acre tract, same being the South boundary line of the above described 34.5 Acre tract, 117.74 feet to a found 1/2" rebar for corner at an existing fence P.I.;

THENCE: N 88°18'25" E, along an existing fence line, same being the North boundary line of the above described 49.553 Acre tract, same being the South boundary line of the above described 34.5 Acre tract, 315.53 feet to a found 1/2" rebar for corner at an existing fence corner;

THENCE: N 88°46'52" E, along an existing fence line, same being the North boundary line of the above described 49.553 Acre tract, same being the South boundary line of a 4.78 Acre tract as described in Warranty Deed to Charles Allen Jones recorded in Volume 171, Page 360 of the Deed Records of Morris County, Texas, 133.14 feet to a found 1/2" rebar for corner at an existing fence P.I.;

THENCE: N 89°22'49" E, along an existing fence line, same being the

North boundary line of the above described 49.553 Acre tract, same being the South boundary line of a 33.635 Acre tract as described in Warranty Deed to Thomas Everett recorded in Volume 231, Page 201 of the Real Property Records of Morris County, Texas, 334.53 feet to a found 1/2" rebar for corner at an existing fence P.I.;

THENCE: N 89°48'04" E, along an existing fence line, same being the North boundary line of the above described 49.553 Acre tract, same being the South boundary line of the above described 33.635 Acre tract, 334.12 feet to a found 1/2" rebar for corner;

THENCE: S 00°52'43" E, with a East boundary line of the above described 49.553 Acre tract, same being the West boundary line of a 1.0 Acre tract (Tract No. 3) as described in Warranty Deed to Monticue Hurndon recorded in Volume 232, Page 45 of the Real Property Records of Morris County, Texas, 360.76 feet to a found 1 1/2" metal pipe for corner;

THENCE: N 89°16'10" E, with a North boundary line of the above described 49.553 Acre tract, same being the South boundary line of the above described 1.0 Acre tract and the South boundary line of a 1.0 Acre tract as described in Warranty Deed to the Mount Zion Methodist Church recorded in Volume 133, Page 403 of the Deed Records of Morris County, Texas and the South boundary line of a 1.0 Acre tract as described in Warranty Deed to Mount Zion Methodist Church recorded in Volume 4, Page 344 of the Deed Records of Morris County, Texas, 500.98 feet to a found 4" X 4" concrete Marker corner;

THENCE: N 00°49'16" W, with the West boundary line of the above described 3.26 Acre tract, same being the East boundary line of the above described 1.0 Acre tract, 219.10 feet to a set 5/8" rebar with plastic cap for corner on the South Right-of-Way line of County Road No. 3203 (Russell Road);

THENCE: Southeasterly, with the South Right-of-Way line of County Road No. 3203, same being a curve to the left having a radius of 287.76 feet, a central angle of 14°52'23", a tangent length of 37.56 feet and an arc length of 74.70 feet to a set 5/8" rebar with plastic cap for corner;

THENCE: Southeasterly, with the South Right-of-Way line of County Road No. 3203, same being a curve to the left having a radius of 225.00 feet, a central angle of 31°57'52", a tangent length of 64.44 feet and an arc length of 125.52 feet to a set 5/8" rebar with plastic cap for corner;

THENCE: Southeasterly, with the South Right-of-Way line of County Road No. 3203, same being a curve to the left having a radius of 714.09 feet, a central angle of 19°30'59", a tangent length of 122.81 feet and an arc length of 243.24 feet to a set 5/8" rebar with plastic cap for corner;

THENCE: Northeasterly, with the South Right-of-Way line of County Road

No. 3203, same being a curve to the left having a radius of 425.00 feet, a central angle of 19°58'16", a tangent length of 74.83 feet and an arc length of 148.14 feet to a set 5/8" rebar with plastic cap for corner;

THENCE: N 71°58'17" E, with the South Right-of-Way line of County Road No. 3203, 66.77 feet to a set 5/8" rebar with plastic cap for corner;

THENCE: N 82°54'05" E, with the South Right-of-Way line of County Road No. 3203, 57.13 feet to a set 5/8" rebar with plastic cap for corner;

THENCE: Southeasterly, with the South Right-of-Way line of County Road No. 3203, same being a curve to the right having a radius of 43.93 feet, a central angle of 102°40'32", a tangent length of 54.90 feet and an arc length of 78.72 feet to a set 5/8" rebar with plastic cap for corner;

THENCE: S 05°34'37" W, with the West Right-of-Way line of County Road No. 3203, 44.37 feet to a set 5/8" rebar with plastic cap for corner;

THENCE: S 81°48'25" W, with the North boundary line of a 38.8763 Acre tract as described in Warranty Deed to John Ricard recorded in Volume 502, Page 641 of the Official Public Records of Morris County, Texas, 164.88 feet to a set 5/8" rebar with plastic cap for corner;

THENCE: S 68°06'47" W, with the North boundary line of the above described 38.8763 Acre tract, 552.64 feet to a found 5/8" rebar for corner;

THENCE: S 68°00'44" W, with the South boundary line of the above described 49.553 Acre tract, same being the North boundary line of the above described 38.8763 Acre tract, 394.47 feet to a set 5/8" rebar with plastic cap for corner;

THENCE: S 66°47'37" W, with the South boundary line of the above described 49.553 Acre tract, same being the North boundary line of the above described 38.8763 Acre tract, 763.41 feet to a set 5/8" rebar with plastic cap for corner;

THENCE: S 79°14'58" W, with the South boundary line of the above described 49.553 Acre tract, same being the North boundary line of the above described 38.8763 Acre tract, passing at 426.23 feet the Top-of-Bank of Little Bogy Creek and continuing a total distance of 471.23 feet to a set 5/8" rebar with plastic cap for corner in the centerline of creek;

THENCE: N 82°36'48" W, with the centerline of Little Bogy Creek, 118.61 feet to a point for corner;

THENCE: N 77°02'49" W, with the centerline of Little Bogy Creek, 259.92 feet to a point for corner;

THENCE: S 87°28'15" W, with the centerline of Little Boggy Creek, 60.13 feet to a point for corner;

THENCE: N 84°03'52" W, with the centerline of Little Boggy Creek, 90.65 feet to a point for corner;

THENCE: N 88°13'47" W, with the centerline of Little Boggy Creek, 89.11 feet to a point for corner;

THENCE: N 61°41'00" W, with the centerline of Little Boggy Creek, 75.49 feet to a point for corner;

THENCE: S 84°14'33" W, with the centerline of Little Boggy Creek, 44.54 feet to a point for corner;

THENCE: N 23°11'34" W, with the centerline of Little Boggy Creek, 46.66 feet to a point for corner;

THENCE: N 63°26'58" W, with the centerline of Little Boggy Creek, 50.47 feet to a point for corner;

THENCE: N 50°02'38" W, with the centerline of Little Boggy Creek, 61.81 feet to a point for corner;

THENCE: N 24°55'57" W, with the centerline of Little Boggy Creek, 66.82 feet to a point for corner;

THENCE: N 44°32'37" W, with the centerline of Little Boggy Creek, 59.31 feet to a point for corner;

THENCE: N 03°30'19" W, with the centerline of Little Boggy Creek, 30.98 feet to a point for corner;

THENCE: S 89°23'19" W, with the centerline of Little Boggy Creek, 53.19 feet to a point for corner;

THENCE: S 79°04'07" W, with the centerline of Little Boggy Creek, 64.50 feet to a point for corner;

THENCE: N 21°33'28" W, with the centerline of Little Boggy Creek, 72.48 feet to a point for corner;

THENCE: S 66°12'34" W, with the centerline of Little Boggy Creek, 36.64 feet to a point for corner;

THENCE: S 23°55'55" W, with the centerline of Little Boggy Creek, 54.58 feet to a point for corner;

THENCE: S 09°52'09" W, with the centerline of Little Boggy Creek, 35.65

feet to a point for corner;
THENCE: N 70°07'39" W, with the centerline of Little Boggy Creek, 75.82
feet to a point for corner;
THENCE: N 07°03'59" W, with the centerline of Little Boggy Creek, 74.82
feet to a point for corner;
THENCE: N 43°26'17" W, with the centerline of Little Boggy Creek, 14.22
feet to a point for corner;
THENCE: S 61°34'54" W, with the centerline of Little Boggy Creek, 20.59
feet to a point for corner;
THENCE: S 18°09'42" W, with the centerline of Little Boggy Creek, 40.67
feet to a point for corner;
THENCE: S 25°31'41" W, with the centerline of Little Boggy Creek, 63.49
feet to a point for corner;
THENCE: N 87°03'39" W, with the centerline of Little Boggy Creek, 57.81
feet to a point for corner;
THENCE: N 00°57'35" W, with the centerline of Little Boggy Creek, 46.16
feet to a point for corner;
THENCE: N 20°40'37" E, with the centerline of Little Boggy Creek, 22.99
feet to a point for corner;
THENCE: N 53°57'01" W, with the centerline of Little Boggy Creek, 8.99
feet to a point for corner;
THENCE: S 63°32'25" W, with the centerline of Little Boggy Creek, 43.66
feet to a point for corner;
THENCE: N 45°19'00" W, with the centerline of Little Boggy Creek, 24.95
feet to a point for corner;
THENCE: S 50°23'32" W, with the centerline of Little Boggy Creek, 51.65
feet to a point for corner;
THENCE: S 81°29'52" W, with the centerline of Little Boggy Creek, 33.60
feet to a point for corner;
THENCE: S 61°26'43" W, with the centerline of Little Boggy Creek, 17.98
feet to a point for corner;
THENCE: S 20°14'35" W, with the centerline of Little Boggy Creek, 32.79

THENCE: S 08°02'23" E, with the centerline of Little Boggy Creek, 98.15 feet to a point for corner;

THENCE: S 75°47'21" W, with the centerline of Little Boggy Creek, 41.62 feet to a point for corner;

THENCE: N 63°07'44" W, with the centerline of Little Boggy Creek, 65.80 feet to a point for corner;

THENCE: N 07°46'06" E, with the centerline of Little Boggy Creek, 54.84 feet to a point for corner;

THENCE: N 34°18'01" W, with the centerline of Little Boggy Creek, 13.14 feet to a point for corner;

THENCE: S 58°50'36" W, with the centerline of Little Boggy Creek, 60.33 feet to a point for corner;

THENCE: S 46°22'13" W, with the centerline of Little Boggy Creek, 53.91 feet to a point for corner;

THENCE: N 05°46'16" W, with the centerline of Little Boggy Creek, 75.69 feet to a point for corner;

THENCE: S 54°00'50" W, with the centerline of Little Boggy Creek, 37.23 feet to a point for corner;

THENCE: N 73°27'03" W, with the South boundary line of the above described 185.748 Acre tract and the South boundary line of the above described 44.875 Acre tract, same being the North boundary line of a 58.7 Acre tract as described in Warranty Deed to Michael J. Blackwell recorded in Volume 484, Page 302 of the Official Public Records of Morris County, Texas, passing at 20.00 feet a set 5/8" rebar on the Top-of-Bank of Little Boggy Creek and continuing a total distance of 1897.04 feet to a set 5/8" rebar for corner in County Road No. 3201;

THENCE: N 04°11'02" W, with the West boundary line of the above described 185.748 Acre tract, same being in County Road No. 3201, same being the East boundary line of a 115.00 Acre tract as described in Warranty Deed to Bush Management Co., et al recorded in Volume 494, Page 251 of the Official Public Records of Morris County, Texas, 107.32 feet to a found 1/2" rebar for corner;

THENCE: N 00°42'37" E, with the West boundary line of the above described 185.748 Acre tract, same being in County Road No. 3201, same being the East boundary line of the above described 115.00 Acre tract, 582.45 feet to a found 1/2" rebar for corner;

THENCE: N 02°05'56" W, with the West boundary line of the above described 185.748 Acre tract, same being in County Road No. 3201, same being the East boundary line of the above described 115.00 Acre tract

and the East boundary line of a 201.174 Acre tract (Tract No. 1) as described in Warranty Deed to Hugh and Lois Wyatt Living Trust recorded in Volume 355, Page 466 of the Official Public Records of Morris County, Texas, 430.71 feet to a found 1/2" rebar for corner;

THENCE: N 00°22'57" W, with the West boundary line of the above described 185.748 Acre tract, same being in County Road No. 3201, same being the East boundary line of the above described 201.174 Acre tract, 828.17 feet to a found 1/2" rebar for corner;

THENCE: N 01°55'18" E, with the West boundary line of the above described 185.748 Acre tract, same being in County Road No. 3201, same being the East boundary line of the above described 201.174 Acre tract, 231.26 feet to a found 1/2" rebar for corner;

THENCE: N 00°22'56" W, with the West boundary line of the above described 185.748 Acre tract, same being in County Road No. 3201, same being the East boundary line of the above described 201.174 Acre tract, 792.61 feet to a found 1/2" rebar for corner;

THENCE: N 01°01'34" E, with the West boundary line of the above described 185.748 Acre tract, same being in County Road No. 3201, same being the East boundary line of the above described 5.00 Acre tract, 469.99 feet to the POINT OF BEGINNING, containing 283.1310 Acres of land, more or less, with 194.3338 Acres being in the Elizabeth R. Chism Headright Survey and with 86.0062 Acres being in the William W. Tankersley Headright Survey and with 2.7912 Acres being in the James S. Dollarhide Headright Survey, all in Morris County, Texas.

BASIS OF BEARINGS: Bearings are based on Geodetic North as measured using GPS (Global Positioning System) on March 24, 2015, operating within the parameters of WGS-84.