

LEGAL DESCRIPTION - TRACT 2

Being a lot, tract, or parcel of land situated in the A. N. Hopkins Survey, Abstract No. 285, and the F. Richter Survey, Abstract No. 487, Titus County, Texas, and being part of the remainder of that certain 100.93 acre tract of land conveyed from Noel Wagner et al to Christopher Karalis, by Warranty Deed, as recorded in Volume 1618, Page 86, Real Property Records, Titus County, Texas, and being part of the remainder of that certain 100.93 acre tract of land conveyed from Lonnie Sims et al to John Reichling, by Warranty Deed, as recorded in File #200900000699, Real Property Records, Titus County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner in a 30 inch White Oak tree found at a Northeast corner of the remainder of said 100.93 acre tract, and a Northwest corner of a 40 acre tract of land conveyed to G. E. Stanley et ux, by deed recorded in Volume 210, Page 277, Deed Records, Titus County, Texas, said point lying in the South line of a 9.410 acre tract of land conveyed to Mark Gross, by deed recorded in Volume 1250, Page 6, Real Property Records, Titus County, Texas, said point lying on the West side of County Road No. 4670;

THENCE, South 00 Degrees 49 Minutes 20 Seconds East, (Reference Bearing), along an East line of the remainder of said 100.93 acre tract, the West line of said Stanley tract, and the West side of said County Road No. 4670, a distance of 1,340.68 feet to a point for corner at the Southeast corner of the remainder of said 100.93 acre tract, said point lying on the South side of said County Road No. 4670;

THENCE, North 89 Degrees 08 Minutes 00 Seconds West, along a South line of the remainder of said 100.93 acre tract, and the North side of said County Road No. 4670, a distance of 1,169.75 feet to a 1/2 inch iron rod found with a plastic cap marked (CBG INC) at a Southwest corner of the remainder of said 100.93 acre tract, the Northeast corner of a 160 acre tract of land, called Third Tract, conveyed to Jennifer Pepper, by deed recorded in Volume 749, Page 293, Real Property Records, Titus County, Texas, the Southeast corner of a 0.93 acre tract of land conveyed to Dilip Patel, by deed recorded in File #201200004173, Real Property Records, Titus County, Texas, and on the North side of said County Road No. 4670;

THENCE, North 05 Degrees 34 Minutes 02 Seconds East, along a West line of the remainder of said 100.93 acre tract, and the East line of said 0.93 acre tract, a distance of 210.16 feet to a 1/2 inch iron rod found with a plastic cap marked (CBG INC) at an ell corner of the remainder of said 100.93 acre tract, and the Northeast corner of said 0.93 acre tract;

THENCE, South 86 Degrees 49 Minutes 54 Seconds West, along a South line of the remainder of said 100.93 acre tract, and the North line of said 0.93 acre tract, a distance of 211.15 feet to a 1/2 inch iron rod found with a yellow plastic cap marked (CBG INC) at an ell corner of the remainder of said 100.93 acre tract, and the Northwest corner of said 0.93 acre tract;

THENCE, South 00 Degrees 09 Minutes 02 Seconds West, along an East line of the remainder of said 100.93 acre tract, and the West line of said 0.93 acre tract, a distance of 194.61 feet to a 1/2 inch iron rod found with a plastic cap marked (CBG INC) at a Southeast corner of the remainder of said 100.93 acre tract, and the Southwest corner of said 0.93 acre tract, said point lying in the North line of said 160 acre tract;

THENCE, North 89 Degrees 08 Minutes 00 Seconds West, along a South line of the remainder of said 100.93 acre tract, and the North line of said 1.60 acre tract, a distance of 935.38 feet to a point for corner at a Southwest corner of the remainder of said 100.93 acre tract, and the Southeast corner of a 2.00 acre tract of land, called Second Tract, conveyed to Ilander Peppers, by deed recorded in Volume 749, Page 293, Real Property Records, Tarrant County, Texas, from said point, a 1/2 inch iron rod set with a plastic cap marked (CBG INC), bears North 05 Degrees 38 Minutes 21 Seconds West, a distance of 8.00 feet;

THENCE, North 05 Degrees 38 Minutes 21 Seconds West, along a West line of the remainder of said 100.93 acre tract, and the East line of said 2.00 acre tract, a distance of 212.39 feet to a 5/8 inch iron rod found at angle point in a West line of the remainder of said 100.93 acre tract, the Northeast corner of said 2.00 acre tract, and the Southeast corner of a 26.333 acre tract of land conveyed to Lanny Freeman et al, by deed recorded in Volume 1367, Page 78, Real Property Records, Tarrant County, Texas;

THENCE, North 02 Degrees 06 Minutes 35 Seconds East, continuing along a West line of the remainder of said 100.93 acre tract, and the East line of said 26.333 acre tract, passing the Northeast corner of said 26.333 acre tract, and the Southeast corner of a 10.000 acre tract of land conveyed to Lanny Freeman et al, by deed recorded in Volume 1346, Page 95, Real Property Records, Tarrant County, Texas, and continuing the same course along a West line of the remainder of said 100.93 acre tract, and the East line of said 10.000 acre tract, passing the Northeast corner of said 10.000 acre tract, and the Southeast corner of the remainder of a 23.05 acre tract of land conveyed to Darrell Bessinger, by deed recorded in Volume 1709, Page 108, Real Property Records, Tarrant County, Texas, and continuing the same course along a West line of the remainder of said 100.93 acre tract, and the East line of the remainder of said 23.05 acre tract in all a total distance of 1,053.16 feet to a point for angle point in a West line of the remainder of said 100.93 acre tract, and an angle point in the East line of the remainder of said 23.05 acre tract;

THENCE, North 01 Degree 24 Minutes 10 Seconds East, continuing along a West line of the remainder of said 100.93 acre tract, and the East line of the remainder of said 23.05 acre tract, a distance of 168.13 feet to a 1/2 inch iron rod set with a plastic cap marked (CBG INC) for corner in a West line of the remainder of said 100.93 acre tract, in the East line of the remainder of said 23.05 acre tract, and the Southwest corner of a 30.00 acre tract of land, called Tract I, surveyed out this day of August, 2013, from said point, a 1/2 inch iron rod found at a Northwest corner of the remainder of said 100.93

acre tract, and a Northwest corner of said 30.00 acre tract, bears North 01 Degree 24 Minutes 10 Seconds East, a distance of 832.42 feet;

THENCE, South 32 Degrees 44 Minutes 43 Seconds East, along the South line of said 30.00 acre tract, a distance of 1,008.56 feet to a 3/8 inch iron rod found at an ell corner of the remainder of said 100.93 acre tract, the Southeast corner of said 30.00 acre tract, and the Southwest corner of a 9,000 acre tract of land conveyed to Wanda Stanley, by deed recorded in Volume 531, Page 539, Real Property Records, Tarrant County, Texas;

THENCE, North 89 Degrees 56 Minutes 27 Seconds East, along a North line of the remainder of said 100.93 acre tract, and the South line of said 9,000 acre tract, passing the Southeast corner of said 9,000 acre tract, and the Southwest corner of said 9,410 acre tract, and continuing the same course along a North line of the remainder of said 100.93 acre tract, and the South line of said 9,410 acre tract in all a total distance of 1,254.00 feet to the POINT OF BEGINNING and CONTAINING 3,049,200 square feet or 70.00 acres of land.

I, Justin Kleen, RP/LS No. 3871, do hereby certify that this legal description was prepared by me from an actual on the ground survey made under my supervision during the month of August 2015. Use of this legal description or 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 be the responsibility of the undersigned.

Justin Kleen, RP/LS No. 3871  
08/08/15  
See Plat number and job number.

