

FIELD NOTES

475.51 ACRES OF LAND
THE GOOLSBY TRACT

P. VARELA SURVEY
ABSTRACT NO. 30

LIMESTONE COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land located in the P. Varela Survey, Abstract No. 30, Limestone County, Texas and being a called 293.72 acre tract of land as described in Deed to Goolshy Properties, LLC., recorded as Document No. 124335 of the Deed Records of Limestone County, Texas and a called 181.79 acre tract of land as described in Deed to Goolshy Properties, LLC, recorded as Document No. 2013 3709 of the Deed Records of Limestone County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a point in the approximate centerline of Limestone County Road No. 480 at the easterly corner of the said 293.72 acre Goolshy tract from which a 1/2" iron rod found at the northerly corner of a called 99.51 acre tract of land as described in Deed to the City of Groesbeck recorded as Document No. 2013 3709 of the Deed Records of Limestone County, Texas bears S 50° 15' 01" W, 24.52 feet;

THENCE, along the southeasterly line of the said 293.72 acre Goolshy tract as follows: S 50° 15' 01" W, 349.86 feet to a 1/2" iron rod found, S 48° 01' 54" W, 728.89 feet to a 1/2" iron rod found, S 48° 02' 20" W, 345.42 feet to a 1/2" iron rod found, S 48° 08' 29" W, 2351.08 feet to a 4" X 4" stone monument found and S 45° 04' 04" W, passing a 1/2" iron rod found marking the westerly corner of the said City of Groesbeck tract to the right 1.37 feet at 341.25 feet and continuing a total distance of 3805.87 feet to a 5/8" iron rod set (red cap "Shallow Creek") at the southerly corner of the said 293.72 acre Goolshy tract, in the northeasterly line of Farm to Market Road No. 2705 and at the beginning of a curve to the right having a radius of 5679.58 feet a central angle of 01° 47' 54" and a chord that bears N 31° 40' 57" W, 178.26 feet;

THENCE, along said curve to the right an arc distance of 178.26 feet to a 5/8" iron rod set (red cap "Shallow Creek");

THENCE, continuing along the northeasterly line of said Farm to Market Road No. 2705 as follows: N 30° 47' 00" W (Reference Bearing), 1832.02 feet to a 5/8" iron rod set (red cap "Shallow Creek") and N 29° 41' 00" W, 899.86 feet to a point for corner at the westerly corner of the said 293.72 acre Goolshy tract and the southerly corner of the said 181.79 acre Goolshy tract from which a 1" iron pipe found bears N 71° 25' 12" E, 1.09 feet;

THENCE, N 29° 41' 29" W, along the northeasterly line of the said Farm to Market Road 9.86 feet to a point for corner at the beginning of a curve to the right having a radius of 904.94 feet a central angle of 64° 44' 00" and a chord that bears N 02° 41' 00" E, 968.89 feet;

THENCE, along said curve to the right an arc distance of 1022.41 feet to a point for corner;

THENCE, N 35° 06' 24" E, along the southeasterly line of the said Farm to Market Road 1345.40 feet to a 5/8" iron rod set (red cap "Shallow Creek") in an old county road bed at the northwesterly corner of the said 181.79 acre Goolshy tract from which a 1/2" iron rod found bears S 67° 42' 20" W, 185.20 feet;

THENCE, N 67° 42' 20" E, along the northwesterly line of the said 181.79 acre Goolshy tract and with the said old county road bed (no longer in use) 2032.11 feet to a 5/8" iron rod set (red cap "Shallow Creek") at the westerly corner of a Cemetery as described in said Volume 1080, Page 721 of the Deed Records of Limestone County, Texas as a 1 acre tract;

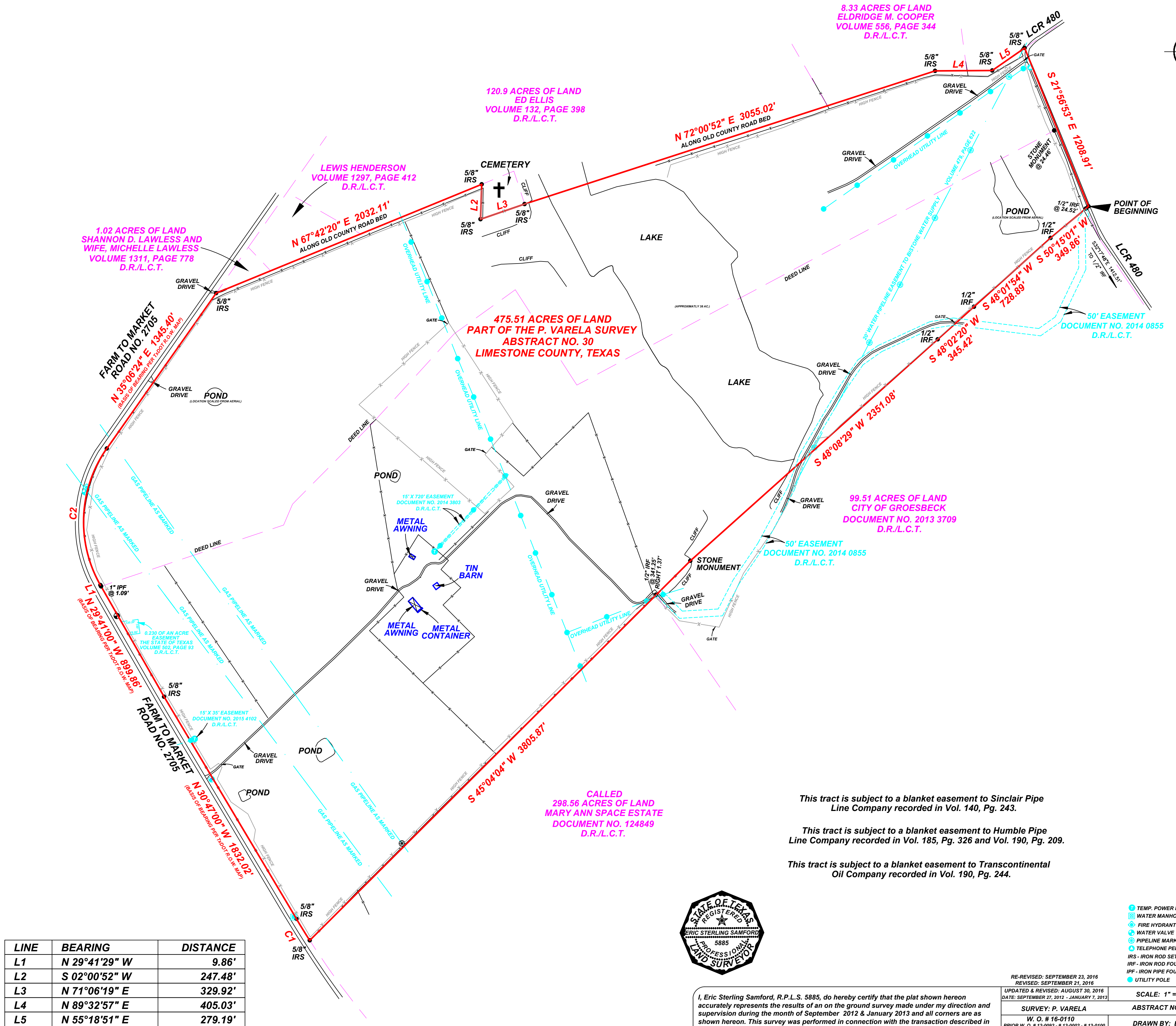
THENCE, with the said Cemetery tract as follows: S 02° 00' 52" W, 247.48 feet to a 5/8" iron rod set (red cap "Shallow Creek") at the southerly corner of said Cemetery tract and N 71° 06' 19" E, 329.92 feet to a 5/8" iron rod set (red cap "Shallow Creek") at the easterly corner of the said Cemetery tract, an ell corner of a called 120.9 acre tract of land as described in Deed to Ed Ellis recorded in Volume 132, Page 398 of the Deed Records of Limestone County, Texas;

THENCE, along the northwesterly line of the said 181.79 acre Goolshy tract as follows: N 72° 00' 52" E, crossing the westerly cliff of a lake (old stone quarry) at about 30.00 feet, the easterly cliff of said Lake at about 470.00 feet and once again finding evidence of the said old county road bed at about 975.00 feet and continuing a total distance of 3055.02 feet to a 5/8" iron rod set (red cap "Shallow Creek") in said old road bed, N 89° 32' 57" E, 405.03 feet to a 5/8" iron rod set (red cap "Shallow Creek") in said old road bed and N 55° 18' 51" E, 279.19 feet to a 5/8" iron rod set (red cap "Shallow Creek") at the northerly corner of the said 181.79 acre Goolshy tract and at a curve in said Limestone County Road No. 480;

THENCE, S 21° 56' 53" E, along the approximate center of said Limestone County Road No. 480 and with the northeasterly line of the said Goolshy tracts 1208.91 feet to the POINT OF BEGINNING AND CONTAINING 475.51 ACRES OF LAND MORE OR LESS.

*BASIS OF BEARING: TxDOT R.O.W. Map

PLAT OF SURVEY



| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 29°41'29" W | 9.86' |
| L2 | S 02°00'52" W | 247.48' |
| L3 | N 71°06'19" E | 329.92' |
| L4 | N 89°32'57" E | 405.03' |
| L5 | N 55°18'51" E | 279.19' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|----------|------------|--------------|---------------|-------------|
| C1 | 5679.58' | 178.26' | 178.26' | N 31°40'57" W | 01°47'54" |
| C2 | 904.94' | 1022.41' | 968.89' | N 02°41'00" E | 64°44'00" |



I, Eric Sterling Samford, R.P.L.S., 5885, do hereby certify that the plat shown hereon accurately represents the results of an on the ground survey made under my direction and supervision during the month of September, 2012 & January 2013 and all corners are as shown hereon. This survey was performed in connection with the transaction described in G.F. No. 16090111 of First Title of Limestone County. Use of this survey for any other purpose or by other parties shall be at their own risk and the undersigned surveyor is not responsible for any loss resulting therefrom. This certification is not a representation of warranty of title or a guarantee of ownership. This survey was performed without the benefit of a title commitment and shows only those easements the surveyor was made aware of.

Eric Samford
Eric Sterling Samford, Registered Professional Land Surveyor

No. 5885

This tract is subject to a blanket easement to Sinclair Pipe Line Company recorded in Vol. 140, Pg. 243.

This tract is subject to a blanket easement to Humble Pipe Line Company recorded in Vol. 185, Pg. 326 and Vol. 190, Pg. 209.

This tract is subject to a blanket easement to Transcontinental Oil Company recorded in Vol. 190, Pg. 244.

RE-REVISED: SEPTEMBER 23, 2016
REVISED: SEPTEMBER 21, 2016

UPDATED & REVISED: AUGUST 30, 2016
DATE: SEPTEMBER 21, 2012 - JANUARY 7, 2013

SURVEY: P. VARELA

W. O. # 16-0710

PRIOR W. O. # 12-0092 - # 13-0002 - # 13-0100

SURVEY FOR: JEFFREY & LISA ALLEN

FIRM REGISTRATION NO. 100059-01

SCALE: 1" = 400'

ABSTRACT NO. 30

DRAWN BY: ESS

SHALLOW CREEK LAND SURVEY CO.

P.O. BOX 1212

CORSICANA, TEXAS 75151

(903) 872-3202

- TEMP. POWER POLE
- WATER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- PIPELINE MARKER
- TELEPHONE PEDESTAL
- IRS - IRON ROD SET
- IPF - IRON ROD FOUND
- UTILITY POLE