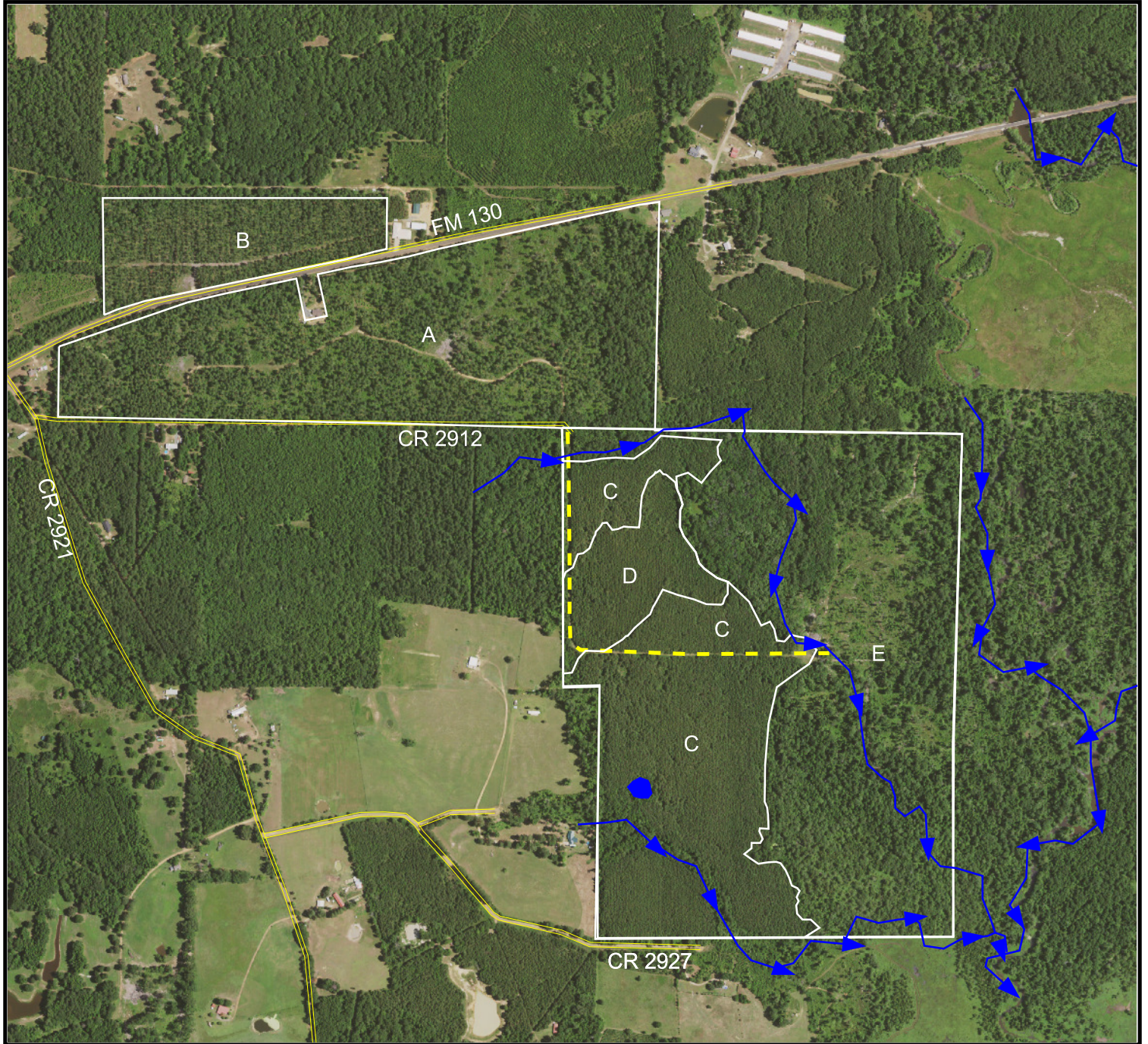


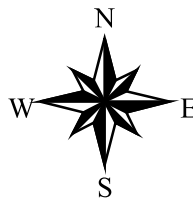
# FM 130-325 TRACT



For Location Purposes Only  
Not to Scale

## Map Legend

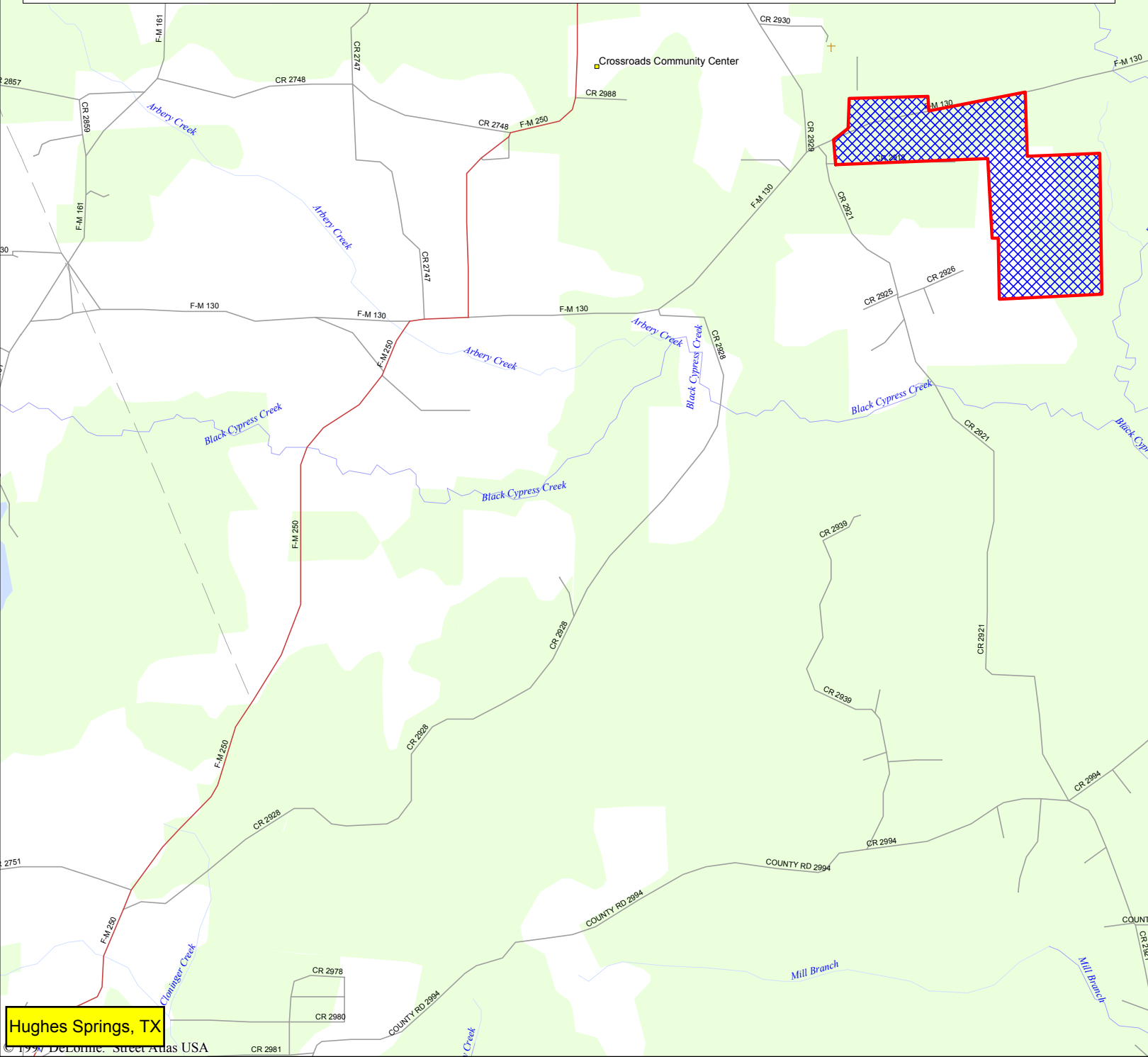
- Pond
  - Building
  - Improved Road
  - Woods Road
  - Creek
  - Highline or Pipeline
- Area A- Newly Planted Pines  
 Area B- Pine Sawtimber  
 Area C- Pine Pulp & Chip N Saw  
 Area D- Premerchantable Pine  
 Area E- Bottomland Hardwood



## Landowner Information

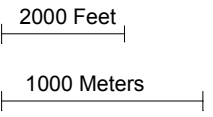
Owner:	
Survey:	<b>Buckler &amp; Nugent</b>
Abstract:	<b>63 &amp; 798</b>
County:	<b>Cass Co., TX</b>
Date Prepared:	
Prepared by:	<b>Scott Hammett</b>
Source:	<b>2020 DOQQ</b>
Scale:	<b>1"=1320'</b>

# FM 130-325



Hughes Springs, TX

Mag 14.00  
Tue Jan 01 05:39 2002  
Scale 1:37,500 (at center)

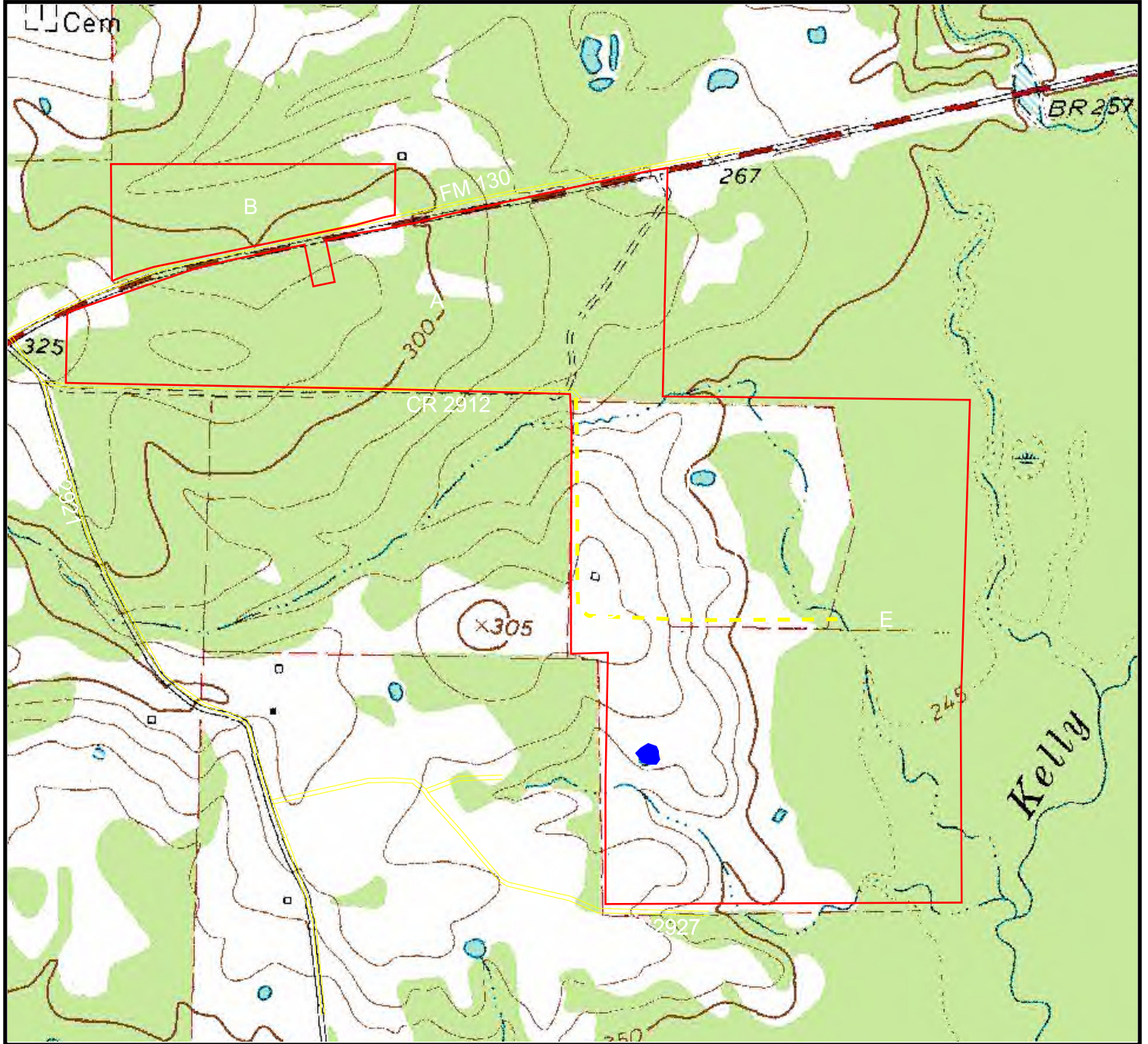


- Local Road
- Major Connector
- State Route
- Utility/Pipe
- Point of Interest
- Cemetery
- Water
- Woodland
- River/Canal
- Intermittent River







From Hughes Springs, TX take FM 251 north 4.6 miles to FM 130, take FM 130 east 2.2 miles. Tract is on both sides of FM 130.  
East Texas Realty Signs are on the property.

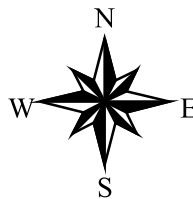
# FM 130-325 TRACT

## Topographic Map



### Map Legend

-  Pond
-  Building
-  Improved Road
-  Woods Road
-  Creek
-  Highline or Pipeline

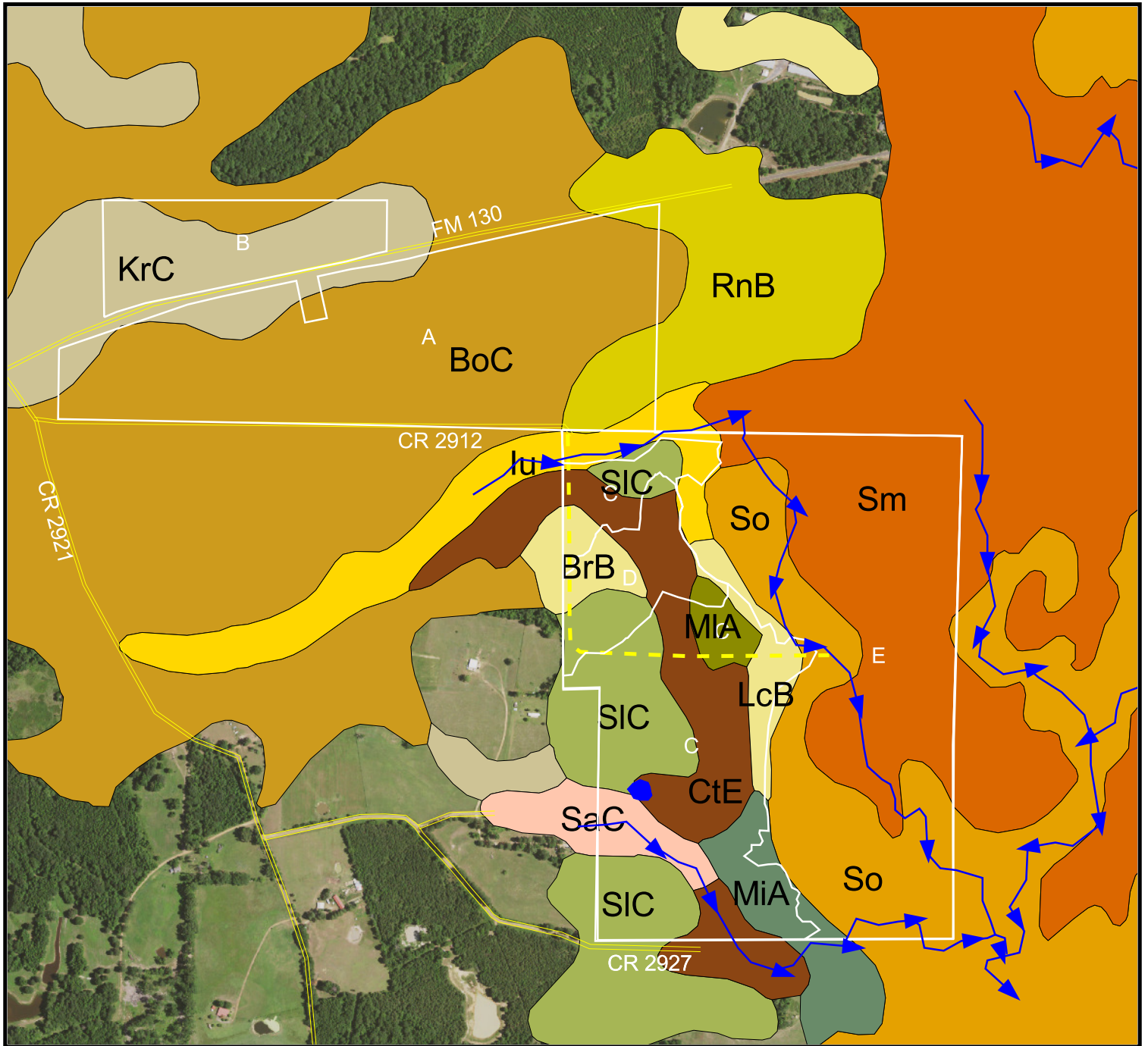


### Landowner Information

Owner:	
Survey:	<b>Buckler &amp; Nugent</b>
Abstract:	<b>63 &amp; 798</b>
County:	<b>Cass Co., TX</b>
Date Prepared:	<b>4/24/2024</b>
Prepared by:	<b>Scott Hammett</b>
Source:	<b>USGS Topo</b>
Scale:	<b>1"=1320'</b>

# FM 130-325 TRACT

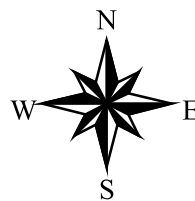
## Soils Map



For Location Purposes Only  
Not to Scale

### Map Legend

	Pond
	Building
	Improved Road
	Woods Road
	Creek
	Highline or Pipeline
Soilmu_a_tx616.shp	
	BoC Bowie
	BrB Briley
	CtE Cuthbert
	Lu Lulus
	KrC Kirvin
	LcB Latch
	MiA Mollville
	MkA Mollville
	MIA Mollville
	RnB Rentzel
	SaC Sacul
	SIC Sailles
	Sm Sardis- Manco
	So Socagee



### Landowner Information

Owner:	
Survey:	<b>Buckler &amp; Nugent</b>
Abstract:	<b>63 &amp; 798</b>
County:	<b>Cass Co., TX</b>
Date Prepared:	
Prepared by:	<b>Scott Hammett</b>
Source:	<b>NRCS Soils Map</b>
Scale:	<b>1"=1320'</b>

FM 130-325 Legal Description

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT 1  
299.715 Acres  
Cass County, Texas

All that certain lot, tract or parcel of land lying and situated in the Henry Buckler Headright Survey, Abstract 63, the Allen Nugent Headright Survey Abstract 758, Cass County, Texas, being a part of that certain tract of land described as 145 974 acres (called 160 acres, save and except 14.026 acres), in the deed from R. R. Mason to M. I. Hall, dated March 24, 1974, recorded in Volume 541, Page 594 of the Deed Records of Cass County, Texas, all of that certain tract of land described as 95.8 acres in the deed from Curtis F. Hall, et ux, to Miles I. Hall, dated September 16, 1957, recorded in Volume 356, Page 91 of the Deed Records of Cass County, Texas, same being that certain tract of land described as 95.8 acres in the deed from J. E. Davis, et ux, to Miles I. Hall, dated October 16, 1943, recorded in Volume C-9, Page 343 of the Deed Records of Cass County, Texas, all of these certain tracts of land described as the First Tract, with 47.9 acres, the Second Tract, with 17.7 acres, and the Third tract, with 47.9 acres in the deed from H. L. Midkiff, et ux, to M. I. Hall, dated January 16, 1943, recorded in Volume V-8, Page 421 of the Deed Records of Cass County, Texas, same being those certain tracts of land described in the deed from H. R. Daughman, to H. L. Midkiff, dated November 14, 1938, recorded in Volume Z-7, Page 359 of the Deed Records of Cass County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch steel rod found for a corner, the Northeast corner of the said 95.8 acre tract, the Northeast corner of the said Nugent Survey, the Southeast corner of that certain tract of land described as 77 acres in the deed from R. R. Price, et ux, to Delwin Lynn Young, et ux, dated March 23, 2007, recorded in Document No. 2007001599 of the Official Public Records of Cass County, Texas, the Southeast corner of the said Buckler Headright Survey, lying in the West line of the Samuel French Headright Survey, Abstract 353, Cass County, Texas, and the West line of that certain tract of land described as 236.67 acres in the deed from Henry C. Fulcher Family Trust to Joseph A. C. Fulcher and Kayse F. Fulcher, dated December 27, 2004, recorded in Volume 1253, Page 989 of the Official Public Records of Cass County, Texas;

THENCE South 01 degrees 17 minutes 06 seconds East a distance of 2095.95 feet along the East line of the said 95.8 acre tract, the East line of the said 47.9 acre tract (First), the East line of the said 17.7 acre tract, the East line of the said Nugent Survey, the West line of the said 236.67 acre tract, and the West line of the said French Survey to a 1 inch steel rod found for a corner, the Southwest corner of the said 236.67 acre tract, the Southwest corner of the said French Survey, the Northwest corner of that certain tract of land described as 437.567 acres in the deed from David Walker, et ux, to John Horace Danna, et ux, dated October 18, 2007, recorded in Document No. 2007005625 of the Official Public Records of Cass County, Texas, and the Northwest corner of the David Rankin Headright Survey, Abstract 920, Cass County, Texas;

THENCE South 03 degrees 10 minutes 35 seconds East a distance of 1317.13 feet along the East line of the said 17.7 acre tract, the East line of the said 47.9 acre tract (Third), the East line of the said Nugent Survey, the

West line of the said 437.567 acre tract, and the West line of the said Rankin Survey to a 1/2 inch steel rod found for a corner, the Southeast corner of the said 47.9 acre tract (Third), the Northeast corner of that certain tract of land described as Tract One, with 37.5 acres in the deed from Louis O. Walker, et ux, to Robert Ellison, dated January 31, 2013, recorded in Document No. 201300534 of the Official Public Records of Cass County, Texas, same being Lot 14 of Pass-Lee Ranch Subdivision;

THENCE South 86 degrees 46 minutes 02 seconds West a distance of 2420.68 feet along the South line of the said 47.9 acre tract (Third), the North line of the said 37.5 acre tract, the North line of those certain tracts of land described as Tract Two, with 20.1 acres, and Tract Three, with 20.1 acres in the deed from Louis O. Walker, et ux, to Robert Ellison, dated January 31, 2013, recorded in Document No. 201300534 of the Official Public Records of Cass County, Texas, same being Lot 13 and Lot 12 of the said Pass-Lee Ranch Subdivision, to a 1" square bolt found for a corner, the Southwest corner of the said 47.9 acre tract (Third), the Northwest corner of the said 20.1 acre tract (Third), lying in the East line of that certain tract of land described as 17.11 acres in the deed from Cheryl E. Townsley, now known as Cheryl E. Rodgers, to Mickey Massey, et ux, dated March 14, 2012, recorded in Document No. 2012002374 of the Official Public Records of Cass County, Texas, same being Lot 10 of the said Pass-Lee Ranch Subdivision;

THENCE North 02 degrees 58 minutes 03 seconds West a distance of 829.31 feet along the West line of the said 47.9 acre tract, and the East line of the said 17.11 acre tract to a 3/8 inch steel rod found for a corner, the Northwest corner of the said 47.9 acre tract (Third), the Southwest corner of the said 17.7 acre tract, the Northeast corner of the said 17.11 acre tract, the Southeast corner of Lot 3 of the said Pass-Lee Ranch Subdivision,

THENCE North 02 degrees 06 minutes 49 seconds West a distance of 878.42 feet along the West line of the said 17.7 acre tract, the West line of the said 47.9 acre tract (First), and the East line of the said Lot 3 to a 3/8 inch steel rod found for a corner, an inside ell corner of the said the said 47.9 acre tract (First), an outside ell corner of the said Lot 3,

THENCE South 85 degrees 53 minutes 18 seconds West a distance of 249.56 feet along the West line of the said 47.9 acre tract (First), and the East line of the said Lot 3 to a flatbar found for a corner, an outside ell corner of the said 47.9 acre tract (First), an inside ell corner of the said Lot 3;

THENCE North 03 degrees 18 minutes 00 seconds West a distance of 481.05 feet along the West line of the said 47.9 acre tract (First), the West line of the said 95.8 acre tract, the East line of the said Lot 3 to a 3/8 inch steel rod found for a corner, the Northeast corner of the said Lot 3, the Southeast corner of that certain tract of land described as 18.0 acres in the deed from the Veterans Land Board of the State of Texas to John McClendon, dated March 16, 2015, recorded in Document No. 2015001649 of the Official Public Records of Cass County, Texas, same being Lot 2 of Pass-Lee Ranch Subdivision,

THENCE North 02 degrees 48 minutes 59 seconds West a distance of 1068.41 feet along the West line of the said 95.8 acre tract and the East line of the said 18.0 acre tract to a point for a corner, at an angle point;

THENCE North 05 degrees 41 minutes 49 seconds West a distance of 215.32 feet along the West line of the said 95.8 acre tract and the East line of the said 18.0 acre tract to a point for a corner, lying in the South line of the said 145.974 acre tract, South line of the said Buckler Survey, the North line of the said Nugent Survey, the Northwest corner of the said 95.8 acre tract, the Northeast corner of the said 18.0 acre tract;

THENCE South 88 degrees 25 minutes 43 seconds West a distance of 1192.90 feet along the South line of the said 145.974 acre tract, the South line of the said Buckler Survey, the North line of the said Nugent Survey, the North line of the said 18.0 acre tract, the North line of that certain tract of land described as 18.0 acres in the deed from James Mark Morgan, et al, to Morgan Timber Partners, LLC, dated June 15, 2011, recorded in Document No. 2011001137 of the Official Public Records of Cass County, Texas, same being Lot 1 of the said Pass-Lee Ranch Subdivision, to a 2 inch steel pipe found for a corner, the Northwest corner of the said Lot 1, the Northeast corner of that certain tract of land described as 50.29 acres in the deed from Andrea Gilliland, et vir, to Carl Surratt, dated February 17, 2006, recorded in Document No. 2006001096 of the Official Public Records of Cass County, Texas;

THENCE South 88 degrees 07 minutes 27 seconds West a distance of 2236.72 feet along the South line of the said 145.974 acre tract, the South line of the said Buckler Survey, the North line of the said Nugent Survey, the North line of the said 50.29 acre tract, the North line of that certain tract of land described as 10.8 acres in the deed from Byron Terry, et al, to James Carol Shaddix, et al, dated March 31, 1973, recorded in Volume 911, Page 107 of the Real Property Records of Cass County, Texas, and the North line of that certain tract of land described as 20.7 acres in the deed from Marilyn L. Shaddix Harp, et al, to James H. Shaddix, dated June 12, 2003, recorded in Volume 1200, Page 502 of the Real Property Records of Cass County, Texas, to a point for a corner, the Southeast corner of that certain tract of land described as 3.25 acres in the deed from Joe M. Watkins, et ux, to Jonathan Cody Jeffries, dated January 16, 2013, recorded in Document No. 2013000244 of the Official Public Records of Cass County, Texas, same being that certain tract of land described as 3.25 acres in the deed from Charles Randolph Hayes, et ux, to Morris Watkins, et ux, recorded in Volume 870, Page 710 of the Real Property Records of Cass County, Texas;

THENCE North 01 degrees 46 minutes 56 seconds East a distance of 478.01 feet along the East line of the said 3.25 acre tract to a point for a corner, lying in the South right-of-way line of Palm to Market Road 130 (FM 130), and a circular curve to the right;

THENCE in a Northeasterly direction along the arc of the said circular curve a distance of 926.47 feet, with a radius of 3759.65 feet, a delta angle of 14 degrees 07 minutes 08 seconds, a chord bearing of North 68 degrees 08 minutes 15 seconds East, and a chord distance of 924.12 feet to a Type I TxDOT right-of-way marker found for a corner, at the end of the said circular curve;

THENCE North 72 degrees 49 minutes 51 seconds East a distance of 342.22 feet along the South right-of-way line of the said FM 130 to a Type I TxDOT right-of-way marker found for a corner, at an angle point;

THENCE North 75 degrees 11 minutes 49 seconds East a distance of 917.86 feet along the South right-of-way line of the said FM 130 to a 1/2 inch

steel rod found for a corner, capped CBG Surveying, the Northwest corner of that certain tract of land described as 1.0 acre in the deed from Marilyn Hall Jewell, trustee of the Miles and Frances Hall Trust, to Joby B. McDaniel, et ux, dated March 17, 2011, recorded in Document No 2011002320 of the Official Public Records of Cass County, Texas, same being that certain tract of land described as 1 acre in the deed from Miles Irvin Hall, et ux, to Miles Irvin Hall and Frances Ann Hall, Trustees of the Miles and Frances Hall Trust, dated October 30, 1997, recorded in Volume 1043, Page 238 of the Real Property Records of Cass County, Texas;

THENCE South 14 degrees 50 minutes 46 seconds East a distance of 290.36 feet along the West line of the said 1.0 acre tract to a 1/2 inch steel rod found for a corner, capped CBG Surveying, the Southwest corner of the said 1.0 acre tract;

THENCE North 75 degrees 09 minutes 14 seconds East a distance of 150.00 feet along the South line of the said 1.0 acre tract to a 1/2 inch steel rod found for a corner, capped CBG Surveying, the Southeast corner of the said 1.0 acre tract;

THENCE North 14 degrees 50 minutes 46 seconds West a distance of 290.25 feet along the West line of the said 1.0 acre tract to a 1/2 inch steel rod found for a corner, capped CBG Surveying, the Northeast corner of the said 1.0 acre tract, lying in the South right-of-way line of the said FM 130;

THENCE North 75 degrees 11 minutes 49 seconds East a distance of 236.14 feet along the South right-of-way line of the said FM 130 to a point for a corner, at an angle point;

THENCE North 78 degrees 03 minutes 34 seconds East a distance of 200.25 feet along the South right-of-way line of the said FM 130 to a point for a corner, at an angle point;

THENCE North 75 degrees 11 minutes 49 seconds East a distance of 200.00 feet along the South right-of-way line of the said FM 130 to a point for a corner, at an angle point;

THENCE North 72 degrees 20 minutes 04 seconds East a distance of 200.25 feet along the South right-of-way line of the said FM 130 to a point for a corner, at an angle point;

THENCE North 75 degrees 11 minutes 49 seconds East a distance of 1400.00 feet along the South right-of-way line of the said FM 130 to a point for a corner, at an angle point;

THENCE North 78 degrees 03 minutes 34 seconds East a distance of 149.29 feet along the South right-of-way line of the said FM 130 to a point for a corner, the Northeast corner of the said 145.974 acre tract, the Northwest corner of that certain tract of land described as 2.473 acres in the deed from Delwin Young, et ux, to B. E. Quinn, III, et al, dated October 17, 1978, recorded in Volume 614, Page 796 of the Deed Records of Cass County, Texas;

THENCE South 01 degrees 22 minutes 13 seconds East a distance of 1542.38 feet along the East line of the said 145.974 acre tract, the West line of



the said 2 473 acre tract, and the West line of the said Delwin Young 77 acre tract to a 1/2 inch pipe found for a corner, lying in the South line of the said Buckler Survey, the North line of the said Nugent Survey, the North line of the said 95.8 acre tract, the Southeast corner of the said 145.974 acre tract, the Southwest corner of the said 77 acre tract,

THENCE North 87 degrees 45 minutes 20 seconds East a distance of 2091.24 feet along the North line of the said Nugent Survey, the North line of the said 95.8 acre tract, the South line of the said Buckler Survey, and the South line of the said 77 acre tract to the point of beginning and containing 299.715 acres of land, more or less

**TRACT 2**  
**24.811 Acres**  
**Cass County, Texas**

All that certain lot, tract or parcel of land lying and situated in the Henry Buckler Headright Survey, Abstract 63, Cass County, Texas, being a part of that certain tract of land described as 145.974 acres (called 160 acres, save and except 14,026 acres), in the deed from R. R. Mason to M. I. Hall, dated March 24, 1874, recorded in Volume 541, Page 594 of the Deed Records of Cass County, Texas, and being more particularly described by metes and bounds as follows.

BEGINNING at a 4"x4" concrete monument found for a corner, lying in the North line of the said 145.974 acre tract, the Northeast corner of that certain tract of land described as 10.0 acres in the deed from Ollie M Smith, to James Ray Youngblood, et ux, dated February 26, 1999, recorded in Volume 1078, Page 88 of the Real Property Records of Cass County, Texas, the Southeast corner of that certain tract of land described as 42.959 acres in the deed from Carol Wayne Smith to John P Wallace, dated February 7, 2005, recorded in Volume 1258, Page 646 of the Official Public Records of Cass County, Texas, same being that certain tract of land described as 42.959 acres in the deed from the Veterans Land Board of Texas to Charles S. Smith, dated August 31, 1959, recorded in Volume 378, Page 622 of the Deed Records of Cass County, Texas, the Southwest corner of that certain tract of land described as 12.4 acres in the deed from Kevin Young, as Administrator of the estate of Jerry L. Young, Deceased, and Angie Cornett, to Mark Allen Young, dated August 15, 2014, recorded in Document No. 2014004235 of the Official Public Records of Cass County, Texas, same being that certain tract of land described as 12.4 acres in the deed from Christine Ann Trimble Young, Devisee of the estate of Gerald A Young, to Jerry Lewis Young, et ux, dated May 28, 1984, recorded in Volume 722, Page 564 of the Deed Records of Cass County, Texas,

THENCE North 87 degrees 00 minutes 42 seconds East a distance of 1939.75 feet along the North line of the said 145.974 acre tract, the South line of the said 12.4 acre tract, and the South line of that certain tract of land described as 65.6 acres in the deed from Kevin Young, Administrator of the estate of Jerry L. Young, deceased, and Angie Cornett, to Kevin Young, dated August 15, 2014, recorded in Document No. 2014004234 of the Official Public Records of Cass County, Texas, to a point for a corner the most Southerly Southeast corner of the said 65.6 acre tract, lying in the West line of that certain tract of land described as 3.26 acres in the deed from John Frank Shaddix, et ux, to Barrow-Heath, Inc., dated May 3, 1999, recorded in Volume 1081, Page 655 of the Real Property Records of Cass County, Texas;

THENCE South 02 degrees 04 minutes 11 seconds East a distance of 346.22 feet along the West line of the said 3.26 acre tract to a 1/2 inch steel rod found for a corner, capped Harris PLS 4628, lying in the North right-of-way line of Farm-to-Market Road 130 (FM 130), the Southwest corner of the said 3.26 acre tract;

THENCE South 75 degrees 11 minutes 49 seconds West a distance of 77.99 feet along the North right-of-way line of the said 3.26 acre tract to a Type I TxDOT right-of-way marker found for a corner, at an angle point;

THENCE South 72 degrees 20 minutes 04 seconds West a distance of 200.25 feet along the North right-of-way line of the said FM 130 to a point for a corner, at an angle point;

THENCE South 75 degrees 11 minutes 49 seconds West a distance of 1142.00 feet along the North right-of-way line of the said FM 130 to a Type I TxDOT right-of-way marker found for a corner, at an angle point;

THENCE South 75 degrees 26 minutes 57 seconds West a distance of 261.86 feet along the North right-of-way line of the said FM 130 to a Type I TxDOT right-of-way marker found for a corner, at the beginning of a circular curve to the left,

THENCE in a Southwesterly direction along the arc of the said circular curve a distance of 203.14 feet, with a delta angle of 03 degrees 00 minutes 00 seconds, a radius of 7879.66 feet, a chord bearing of South 69 degrees 49 minutes 37 seconds West, and a chord distance of 203.12 feet to a Type I TxDOT right-of-way marker found for a corner, at the end of the said circular curve,

THENCE South 64 degrees 11 minutes 44 seconds West a distance of 96.96 feet along the North right-of-way line of the said FM 130 to a 1/2 inch steel pipe found for a corner, the Southeast corner of that certain tract of land described as 12.5 acres in the deed from Louis Martin Nagel, et ux, to Dennis L. Norris, et ux, dated January 6, 1995, recorded in Volume 978, Page 418 of the Real Property Records of Cass County, Texas, same being that certain tract of land described as 12.5 acres in the deed from Floyd D. Salmon, et ux, to Louis Martin Nagel, et ux, dated June 12, 1992, recoded in Volume 917, Page 350 of the Real Property Records of Cass County, Texas;

THENCE North 03 degrees 26 minutes 50 seconds West a distance of 796.56 feet along the East line of the said 12.5 acre tract and the East line of the said 10.0 acre tract to the point of beginning and containing 24.811 acres of land, more or less.

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Jamie L. O'Rand*

January 06, 2017 10 38 38 AM

FEE \$54.00

Jamie A. O'Rand County Clerk  
Cass County TEXAS

2017000077