



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Special Warranty Deed

Date: February 2, 2012

Grantor:

LINDA SUE NEWLAND and CAROL ANN FARRELL, Independent Co-Executrixes of the Estate of BERNARD H. MASK, Deceased, Cause No. 38,173P, County Court, Smith County, Texas

Grantor's Mailing Address:

Linda Sue Newland
8301 Edgemoor Place
Austin, Texas 78749
Travis County

Carol Ann Farrell
5048 Whispering Wood Lane
Hamilton, Ohio 45013
Butler County

Grantee:

CAROL ANN FARRELL, a single person

Grantee's Mailing Address:

Carol Ann Farrell
5048 Whispering Wood Lane
Hamilton, Ohio 45013
Butler County

Consideration:

Distribution of the Estate of Bernard H. Mask, Deceased, Cause No. 38,173P, County Court, Smith County, Texas

Property (including any improvements):

All those certain lots, tracts, or parcels of land situated in the Levi Cole Survey, Abstract No. 108, Shelby County, Texas, and more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Reservations from and exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

Linda Sue Newland

LINDA SUE NEWLAND,
Independent Co-Executrix of the Estate of
BERNARD H. MASK, Deceased

Carol Ann Farrell

CAROL ANN FARRELL,
Independent Co-Executrix of the Estate of
BERNARD H. MASK, Deceased

STATE OF TEXAS)

COUNTY OF SMITH)

This instrument was acknowledged before me on February 2, 2012, by LINDA SUE NEWLAND and CAROL ANN FARRELL, in their capacities as Independent Co-Executrices and on behalf of the Estate of BERNARD H. MASK, Deceased.



Mary K. Deck

Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:

THOMAS T. TATUM
Post Office Box 1265
508 Hwy. 110 North, Suite F
Whitehouse, Texas 75791
(903) 839-4335 telephone
(903) 839-5143 fax

SurTex Land Surveying, Inc.

Professional Land Surveyors

5111 TROUP HWY, SUITE 105
TYLER, TEXAS 75707

PHONE 903.360.1181 FAX 903.939.2772

EMAIL: SURTEXLANDSURVEYING@GMAIL.COM

C. H. MCGAUGHEY, JR., RPLS

FIELD NOTES FOR BERNARD H. MASK

Levi Cole Survey, Abstract No. 108

Shelby County, Texas

Tract No. 3

All that certain lot, tract or parcel of land, part of the Levi Cole Survey, Abstract No. 108, Shelby County, Texas, being part of that certain called 57 acre tract described in a deed to Bernard Mast from S.H. Sanders on October 31, 1942 and recorded in Volume 222, Page 580, also being described in a deed to D. O. Mask and B. M. Bittick from S. H. Sanders, and recorded in Volume 202, Page 239 of the Official Public Records of Shelby County, Texas and being more completely described as follows, to-wit:

COMMENCING at a ½" iron rod (found) for the Southeast corner of the Bernard H. Mask 98.558 acre tract described in Volume 747, Page 46, in the South line of the Levi Cole Survey, Abstract No. 108, the North line of the Samuel Todd Survey, Abstract No. 728 ;

THENCE North 89 deg. 51 min. 08 sec. West with the South lines of the said 98.558 acre and Cole Survey, the North line of said Todd Survey, at 443.77 ft. passing a concrete monument found and continuing for a total distance of 1031.68 ft. to a ½" iron rod found for the Southwest corner of said 98.558 acre tract, the Southeast corner of the above mentioned 57 acre tract;

THENCE North, a distance 837.27 ft. to a corner in the centerline of a branch and the **PLACE OF BEGINNING**:

THENCE North 89 deg. 51 min. 08 sec. West, at 20.00 ft. passing said ½" iron rod set (for reference), at 1497.96 ft. passing a ½" iron rod set (for reference), continuing for a total distance of 1517.96 ft. to a corner in the centerline of Brady Creek;

THENCE with the centerline of said Brady Creek and West line of said 57 acre tract as follow:

North 37 deg. 01 min. 12 sec. East, a distance of 69.61 ft.
North 53 deg. 29 min. 58 sec. East, a distance of 244.60 ft.
North 06 deg. 54 min. 10 sec. East, a distance of 175.28 ft.
North 10 deg. 15 min. 47 sec. West, a distance of 62.78 ft.
North 22 deg. 35 min. 58 sec. East, a distance of 129.41 ft.
North 04 deg. 31 min. 29 sec. West, a distance of 72.02 ft.
North 31 deg. 04 min. 16 sec. East, a distance of 157.62 ft.
North 07 deg. 34 min. 46 sec. West, a distance of 36.04 ft.
North 26 deg. 20 min. 10 sec. West, a distance of 56.11 ft.
North 13 deg. 17 min. 50 sec. West, a distance of 81.91 ft.
North 07 deg. 11 min. 34 sec. East, a distance of 211.53 ft.
South 73 deg. 55 min. 34 sec. East, a distance of 70.75 ft.
North 79 deg. 34 min. 42 sec. East, a distance of 62.27 ft.

North 37 deg. 13 min. 32 sec. East, a distance of 100.72 ft.
South 54 deg. 56 min. 06 sec. East, a distance of 49.17 ft.
South 25 deg. 35 min. 44 sec. East, a distance of 108.69 ft.
South 19 deg. 09 min. 05 sec. West, a distance of 112.13 ft.
South 25 deg. 49 min. 14 sec. East, a distance of 175.06 ft.
South 72 deg. 21 min. 25 sec. East, a distance of 62.56 ft.
North 34 deg. 34 min. 57 sec. East, a distance of 85.54 ft.
South 69 deg. 14 min. 20 sec. East, a distance of 305.64 ft.
North 39 deg. 45 min. 25 sec. East, a distance of 79.73 ft.
South 63 deg. 45 min. 25 sec. East, a distance of 141.57 ft.

North 52 deg. 07 min. 39 sec. East, a distance of 59.45 ft. to a corner at the intersection of the centerline of said Brady Creek and the centerline of a branch, in the East line of said 57 acre tract, the West line of said 98.558 acre tract;

THENCE with the centerline of said branch and East line of said 57 acre tract, the West line of said 98.558 acre tract as follow:

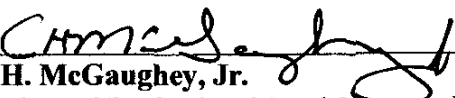
South 22 deg. 45 min. 47 sec. East, a distance of 24.39 ft.
South 09 deg. 26 min. 45 sec. West, a distance of 32.61 ft.
South 37 deg. 13 min. 05 sec. East, a distance of 51.71 ft.
South 10 deg. 29 min. 51 sec. East, a distance of 66.91 ft.
South 27 deg. 08 min. 11 sec. East, a distance of 115.98 ft.
South 06 deg. 28 min. 40 sec. West, a distance of 6.22 ft.
South 25 deg. 59 min. 24 sec. East, a distance of 96.88 ft.
South 28 deg. 20 min. 03 sec. West, a distance of 22.25 ft.
South 56 deg. 28 min. 13 sec. East, a distance of 45.45 ft.
South 01 deg. 08 min. 36 sec. East, a distance of 224.36 ft.
South 79 deg. 29 min. 38 sec. West, a distance of 17.41 ft.
South 25 deg. 39 min. 13 sec. East, a distance of 33.80 ft.
South 72 deg. 32 min. 49 sec. East, a distance of 36.76 ft.
South 21 deg. 56 min. 27 sec. East, a distance of 80.96 ft. to the **PLACE OF BEGINNING** and

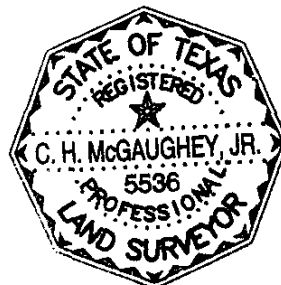
containing 23.383 acres of land.

Bearings oriented to the South line of 98.558 acre tract described in Volume 747, Page 46 of the Official Public Records of Shelby County, Texas.

I, C.H. McGAUGHEY, JR., Registered Professional Land Surveyor No. 5536, do hereby certify that the above field notes were prepared from an actual survey made on the ground under my direction and supervision.

GIVEN UNDER MY HAND AND SEAL, this the 13th day of October, 2011.


C.H. McGaughey, Jr.
Registered Professional Land Surveyor No. 5536
11-006c



SurTex Land Surveying, Inc.

Professional Land Surveyors

5111 TROUP HWY, SUITE 105
TYLER, TEXAS 75707

PHONE 903.360.1181 FAX 903.939.2772

C. H. MCGAUGHEY, JR., RPLS

EMAIL: SURTEXLANDSURVEYING@GMAIL.COM

FIELD NOTES FOR BERNARD H. MASK

Levi Cole Survey, Abstract No. 108
Shelby County, Texas

Tract No. 4

All that certain lot, tract or parcel of land, part of the Levi Cole Survey, Abstract No. 108, Shelby County, Texas, being part of that certain called 98.558 acre tract described in a deed to Bernard Mast from Loyce DeLoney on December 30, 1992 and recorded in Volume 747, Page 46 of the Official Public Records of Shelby County, Texas and being more completely described as follows, to-wit:

BEGINNING at a ½" iron rod for corner in the South line of the Jack Bigger et al 85 acre tract described in Volume 264, Page 353

THENCE North 89 deg. 37 min. 45 sec. East with the South line of said 85 acre tract, a distance 171.49 ft. to a centerline of a public road from which a ½" iron rod bears North 89 deg. 38 min. 00 sec. East – 15.00 ft.;

THENCE with said public road as follows:

South 32 deg. 24 min. 33 sec. East, a distance of 616.96 ft.
South 45 deg. 04 min. 18 sec. East, a distance of 86.56 ft.
South 49 deg. 26 min. 33 sec. East, a distance of 355.68 ft.
South 47 deg. 50 min. 23 sec. East, a distance of 154.87 ft.
South 42 deg. 43 min. 15 sec. East, a distance of 119.50 ft.
South 35 deg. 22 min. 17 sec. East, a distance of 97.25 ft.
South 25 deg. 32 min. 50 sec. East, a distance of 112.53 ft.
South 14 deg. 21 min. 34 sec. East, a distance of 69.66 ft.
South 10 deg. 51 min. 25 sec. East, a distance of 311.97 ft.
South 10 deg. 42 min. 46 sec. East, a distance of 227.06 ft.
South 12 deg. 57 min. 03 sec. East, a distance of 134.14 ft.
South 18 deg. 30 min. 15 sec. East, a distance of 121.32 ft.
South 14 deg. 40 min. 58 sec. East, a distance of 254.60 ft.
South 12 deg. 15 min. 58 sec. East, a distance of 107.60 ft.
South 02 deg. 33 min. 11 sec. East, a distance of 147.49 ft.
South 09 deg. 29 min. 32 sec. West, a distance of 157.34 ft. to a ½" iron rod for corner;

THENCE North 89 deg. 51 min. 08 sec. West, a distance of 458.43 ft. to a corner in the centerline of a branch;

THENCE with said branch as follows:

North 19 deg. 45 min. 39 sec. West, a distance of 21.33 ft.
North 77 deg. 49 min. 12 sec. West, a distance of 26.13 ft.
North 28 deg. 59 min. 18 sec. East, a distance of 18.36 ft.
North 85 deg. 58 min. 39 sec. West, a distance of 19.99 ft.
North 02 deg. 00 min. 41 sec. East, a distance of 40.93 ft.
South 89 deg. 10 min. 30 sec. West, a distance of 28.66 ft.
North 35 deg. 42 min. 36 sec. West, a distance of 30.60 ft.
North 26 deg. 55 min. 21 sec. East, a distance of 71.82 ft.
North 05 deg. 21 min. 56 sec. West, a distance of 21.70 ft.
North 87 deg. 38 min. 16 sec. West, a distance of 26.96 ft.
North 04 deg. 15 min. 04 sec. West, a distance of 15.35 ft.
North 77 deg. 23 min. 48 sec. East, a distance of 17.56 ft.
North 06 deg. 48 min. 16 sec. West, a distance of 57.08 ft.
North 19 deg. 53 min. 23 sec. East, a distance of 47.36 ft.
North 14 deg. 09 min. 44 sec. West, a distance of 39.08 ft.
North 77 deg. 00 min. 51 sec. West, a distance of 15.26 ft.
North 53 deg. 11 min. 07 sec. West, a distance of 31.92 ft.
North 16 deg. 41 min. 41 sec. West, a distance of 103.46 ft.
North 52 deg. 29 min. 06 sec. West, a distance of 23.00 ft.
North 35 deg. 02 min. 15 sec. East, a distance of 48.52 ft.
North 23 deg. 29 min. 17 sec. West, a distance of 101.88 ft.
North 43 deg. 48 min. 07 sec. West, a distance of 26.87 ft.
North 03 deg. 02 min. 14 sec. East, a distance of 30.76 ft.
North 23 deg. 53 min. 45 sec. West, a distance of 52.57 ft.
North 39 deg. 17 min. 46 sec. West, a distance of 28.48 ft.
North 01 deg. 05 min. 37 sec. East, a distance of 42.86 ft.
North 32 deg. 56 min. 18 sec. West, a distance of 28.56 ft.
South 58 deg. 58 min. 59 sec. West, a distance of 24.26 ft.
South 27 deg. 37 min. 43 sec. West, a distance of 39.27 ft.

North 66 deg. 53 min. 46 sec. West, a distance of 39.51 ft. to a corner at the intersection of the centerline of said branch and the centerline of Brady Creek;

THENCE with the centerline of said Brady Creek as follow:

North 52 deg. 15 min 42 sec. West, a distance of 77.12
South 87 deg. 16 min. 31 sec. West, a distance of 42.87 ft.
South 34 deg. 46 min. 13 sec. West, a distance of 75.01 ft.
North 59 deg. 13 min. 15 sec. West, a distance of 266.74 ft.
South 70 deg. 19 min. 46 sec. West, a distance of 65.51 ft.
South 28 deg. 56 min. 53 sec. West, a distance of 67.55 ft.
South 65 deg. 39 min. 11 sec. West, a distance of 44.16 ft.
North 49 deg. 49 min. 07 sec. West, a distance of 27.64 ft.
North 18 deg. 49 min. 40 sec. East, a distance of 67.93 ft.
North 24 deg. 27 min. 44 sec. West, a distance of 40.03 ft.
South 84 deg. 34 min. 48 sec. West, a distance of 41.54 ft.

North 36 deg. 03 min. 12 sec. West, a distance of 64.11 ft.
North 07 deg. 28 min. 35 sec. West, a distance of 45.05 ft.
North 24 deg. 11 min. 59 sec. East, a distance of 80.38 ft.
North 17 deg. 50 min. 51 sec. West, a distance of 95.55 ft.
North 53 deg. 56 min. 29 sec. West, a distance of 65.96 ft.
South 63 deg. 29 min. 03 sec. West, a distance of 47.00 ft.
South 21 deg. 10 min. 22 sec. West, a distance of 53.17 ft.
South 80 deg. 41 min. 34 sec. West, a distance of 78.38 ft.
North 68 deg. 30 min. 19 sec. West, a distance of 50.43 ft.
South 67 deg. 48 min. 55 sec. West, a distance of 17.73 ft.
South 03 deg. 53 min. 40 sec. East, a distance of 62.58 ft.
South 10 deg. 22 min. 52 sec. West, a distance of 114.93 ft. to the intersection of the centerline of said Brady Creek and the centerline of a branch;

THENCE with the centerline of said branch as follows:

South 82 deg. 37 min. 51 sec. West, a distance of 30.96 ft.
North 23 deg. 42 min. 49 sec. West, a distance of 67.59 ft.
South 73 deg. 42 min. 38 sec. West, a distance of 19.26 ft.
North 63 deg. 51 min. 34 sec. West, a distance of 32.07 ft.
South 65 deg. 55 min. 16 sec. West, a distance of 12.65 ft.
North 67 deg. 12 min. 39 sec. West, a distance of 22.84 ft.
South 23 deg. 58 min. 24 sec. West, a distance of 19.29 ft.
North 79 deg. 04 min. 03 sec. West, a distance of 13.93 ft.
North 08 deg. 26 min. 47 sec. West, a distance of 90.74 ft.
North 66 deg. 13 min. 20 sec. East, a distance of 24.92 ft. to a corner in the centerline of said branch, in the East line of the B .Z. Parker 74.7 acre tract described in Volume 213, Page 560;

THENCE North 14 deg. 54 min. 30 sec. East with the East line of said 74.7 acre tract, the West line of said Mask 98.558 acre tract, at 15.00 ft. passing a 1/2" iron rod for reference, at 1578.99 ft. passing a 1/2" iron rod for reference and continuing for a total distance of 1613.99 ft. to the **Place of Beginning** and containing 53.595 acres of land.

Prepared by SurTex Land Surveying, Inc.
11006d



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Allison Harbison

2012000970

February 13, 2012 12:01:10

FEE: \$40.00

Allison Harbison, County Clerk
Shelby County, Texas