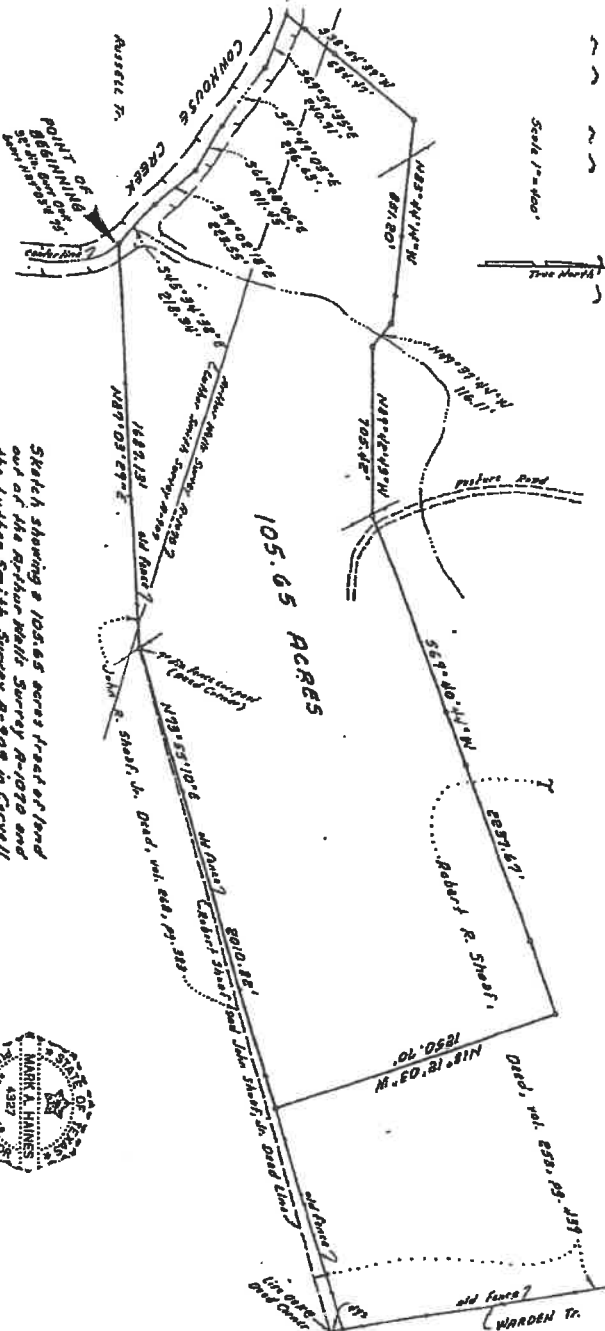


All bearings are based on Geodetic
Trawl Marks and were derived
from Sifer Observations.
Indicates a 99° dia. iron pin set
during this survey unless
otherwise noted.

Sketch showing a 105.65 acres tract of land
out of the Arthur Wallis Survey 8-1070 and
the Luther Smith Survey 8-909 in Coryell
County, Texas and being a portion of the
land conveyed to Robert R. Shaaf by deed
recorded in Volume 268, page 459, Deed
Records of Coryell County, Texas.

Surveyed on the ground November 3, 1989.

Mark A. Haines
Registered Public Surveyor
No. 4927



Scale 1"=400'



Filed for Record: January 8, 1990 at 10:08'clock A.M.
Recorded: January 8, 1990 at 11:07 o'clock A.M.
Grata Dylinger, County Clerk By: *Ella Hollingsworth* Deputy
Coryell County, Texas (Ella Hollingsworth)

EXHIBIT

3

STATE OF TEXAS
COUNTY OF CORYELL

I KNOW ALL MEN BY THESE PRESENTS
40572

EASEMENT

THAT WE; ROBERT R. SHOAF and wife, JOAN L. SHOAF, hereinafter called Grantor, for TEN AND NO/100 DOLLARS (\$10.00), paid by DON C. RUSSELL and wife, WYNETTE M. RUSSELL, hereinafter called Grantee, does hereby grant, sell, and convey unto Grantees a thirty (30) foot easement and right of way for the purposes of ingress and egress and utilities of all kinds upon and across a tract of land out of the Arthur Wells Survey and being the land conveyed to Robert R. Shoaf by Warranty Deed of record in Vol. 258, page 439 of the Deed Records of Coryell County, Texas and such thirty (30) foot easement being more particularly described as follows:

A 30 foot easement beginning at the dead end of a county road and continuing South with a pasture road to a point in the North line of the 105.65 acres of land being conveyed to Don C. Russell by Robert R. Shoaf et. ux. in Warranty Deed of even date herewith.

Grantor hereby binds himself, his heirs, and legal representatives, to warrant and forever defend the above described easement and rights unto Grantee, its successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

The easement, rights, and privileges granted herein are non exclusive, and Grantor reserves and retains the right to convey similar rights and easements to such other persons as Grantors may deem proper.

Grantor also retains, reserves, and shall continue to enjoy the use of the surface of such property for any and all purposes which do not interfere with and prevent the use by Grantee of the within easement.

This instrument shall be binding upon the heirs, executors, administrators, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF, this instrument is executed this 5th day of January, 1990.

Robert R. Shoaf
Robert R. Shoaf

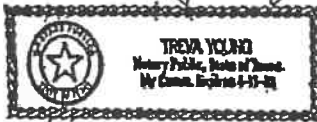
Joan L. Shoaf
Joan L. Shoaf

STATE OF TEXAS
COUNTY OF CORYELL

THIS instrument was acknowledged before me on the 5th day of January, 1990, by Robert R. Shoaf and wife, Joan L. Shoaf.

My commission expires: _____

Treva Young
Notary Public, State of Texas



Filed for Record . . . January 8 . . . , 1990 at . . . 10:00 o'clock A . M
Recorded . . . January 8 . . . , 1990 at . . . 11:08 o'clock A . M
Greta Dysinger, County Clerk By: Ella Hollingsworth Deputy
Coryell County, Texas (Ella Hollingsworth)

HARMON AND ASSOCIATES
105 W. VETERANS MEMORIAL BLVD
KILLEEN, TEXAS 76541
(254)634-8877

LEGAL DESCRIPTION for a 30.00 foot ROAD EASEMENT in Coryell County, Texas, part of the Arthur Wells Survey, Abstract No. 1070, and being part of the tract described as 68.248 acres in a Deed to Robert L. Harrell, et ux recorded in Document No. 190138, Official Records of Coryell County, Texas.

BEGINNING at a 1/2" iron rod found at the south end of County Road 65, in the centerline of this 30.00 foot ROAD EASEMENT, and in the north line of the 68.248 acre tract from which a 2" metal fence post found being the northeast corner of the 68.248 acre tract bears N. 59 deg. 31' 33" E., 340.06 feet (N. 59 deg. 31' 33" E. - Base Bearing) and the southeast corner of the Robert L. Harrell, et ux 24.389 acre tract recorded in Document No. 246772 bears (for reference) (S. 59 deg. 31' 33" W.), 13.11 feet.

THENCE with the centerline of this 30.00 foot ROAD EASEMENT, 15.00 feet each side, as follows:
S. 16 deg. 55' 19" E., 91.98 feet to a #60 spike set;
S. 71 deg. 02' 56" E., 123.43 feet to a 1/2" iron rod set;
S. 54 deg. 27' 45" E., 82.38 feet to a 1/2" iron rod set;
S. 41 deg. 44' 38" E., 55.09 feet to a 1/2" iron rod set;
S. 24 deg. 51' 06" E., 44.14 feet to a 1/2" iron rod set;
S. 05 deg. 19' 14" E., 116.38 feet to a 1/2" iron rod set;
S. 02 deg. 39' 33" E., 387.78 feet to a #60 spike set
and S. 27 deg. 20' 12" E., 304.28 feet to a steel spindle found for the end of this ROAD EASEMENT in the south line of the 68.248 acre tract and in the north line of the Don Russel 105.65 acre tract recorded in Volume 481, Page 886, from which a 1/2" iron rod found in the south line of the 68.248 acre tract bears N. 68 deg. 26' 11" E., 844.36 feet and N. 68 deg. 27' 41" E., 705.24 feet (N. 68 deg. 25' 27" E., 1589.32 feet) to a 5/8" iron rod found being the southeast corner of the 68.248 acre tract and another corner of the Russel tract and the 68.248 acre tract bears S. 68 deg. 26' 11" W., 40.68 feet.


The Bearings of this Legal Description are based on the most easterly north line of the tract described as 68.248 acres in a Deed to Robert L. Harrell, et ux recorded in Document No. 190138, Official Records of Coryell County, Texas.

---See attached Plat---

STATE OF TEXAS * KNOW ALL MEN BY THESE PRESENTS, that I, BRUCE M. HARMON
Registered Professional Land Surveyor, do hereby certify that I did cause
COUNTY OF BELL * to be surveyed on the ground the above described tract. This document is
not valid without original signature and is valid for a period of 90 days
after the date shown below.

IN WITNESS THEREOF, my hand and seal, this the 2nd day of October, 2012.



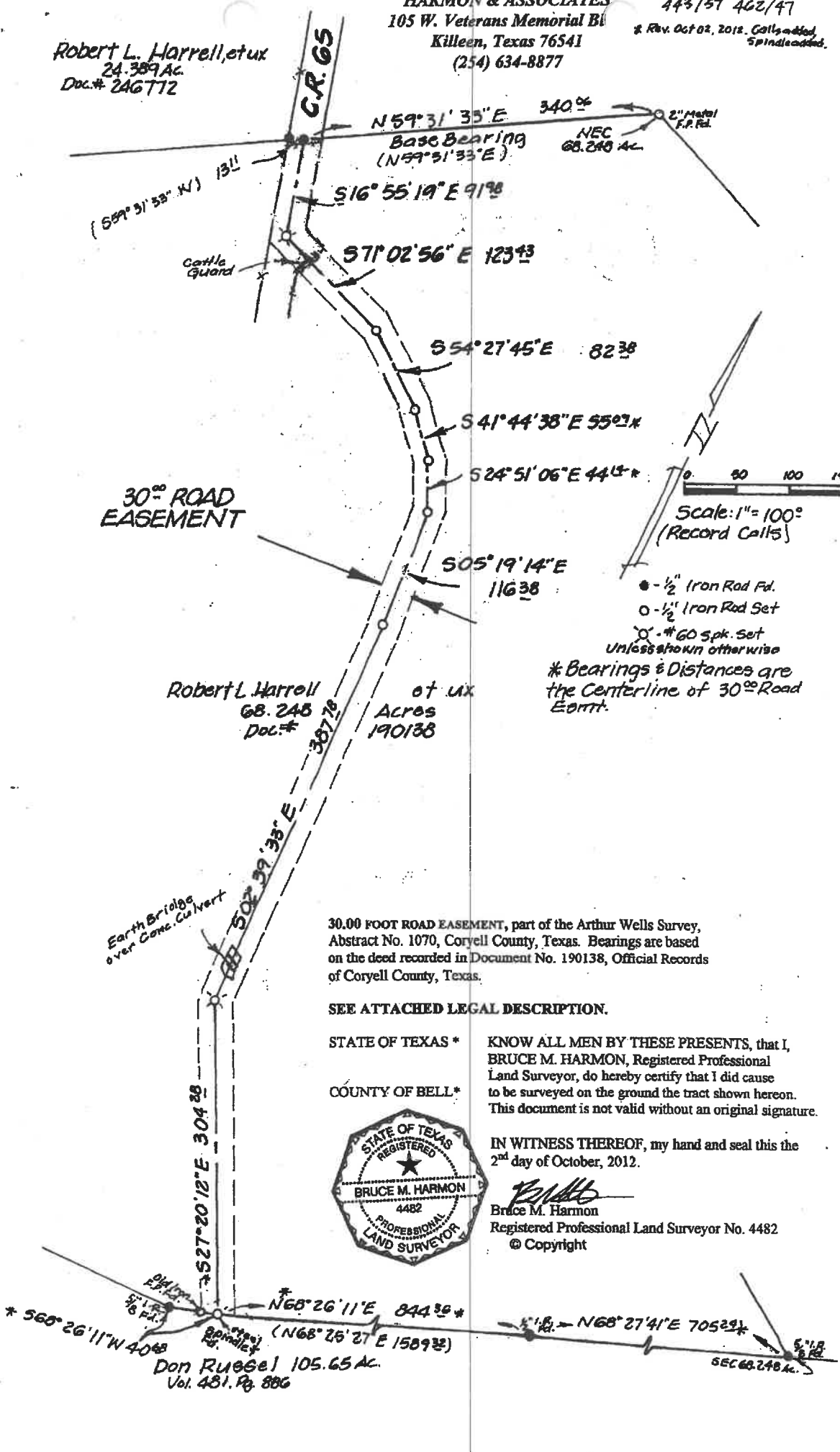

Bruce M. Harmon
Registered Professional
Land Surveyor No. 4482
© Copyright



HARMON & ASSOCIATES
 105 W. Veterans Memorial Bldg
 Killeen, Texas 76541
 (254) 634-8877

443/57 462/47
 & Rev. Oct 02, 2012. Calls added,
 5p included.

Robert L. Harrell, et ux
 24.389 AC.
 Doc. # 246772



30' ROAD EASEMENT

Robert L. Harrell
 G.B. 248
 Doc. # 39778
 of ux
 Acres
 190138

Scale: 1" = 100'
 (Record Calls)

- - 1/2" Iron Rod Fd.
- - 1/2" Iron Rod Set
- ⊙ - #60 spk. Set
- Unless shown otherwise

* Bearings & Distances are
 the Centerline of 30' Road
 Easmt.

30.00 FOOT ROAD EASEMENT, part of the Arthur Wells Survey,
 Abstract No. 1070, Coryell County, Texas. Bearings are based
 on the deed recorded in Document No. 190138, Official Records
 of Coryell County, Texas.

SEE ATTACHED LEGAL DESCRIPTION.

STATE OF TEXAS * KNOW ALL MEN BY THESE PRESENTS, that I,
 BRUCE M. HARMON, Registered Professional
 Land Surveyor, do hereby certify that I did cause
 COUNTY OF BELL * to be surveyed on the ground the tract shown hereon.
 This document is not valid without an original signature.

IN WITNESS THEREOF, my hand and seal this the
 2nd day of October, 2012.



Bruce M. Harmon
 Bruce M. Harmon
 Registered Professional Land Surveyor No. 4482
 © Copyright

* 56° 26' 11" W 40' 48" (N68° 26' 27" E 150933)
 Don Ruesel 105.65 AC.
 Vol. 481, Pg. 886
 N68° 26' 11" E 344' 39" *
 N68° 27' 41" E 705' 29" *
 SEC 60.248 AC.

STATE OF TEXAS
COUNTY OF CORYELL
I, Barbara Simpson, County Clerk in and for
Coryell County, Texas do hereby certify that this
instrument was filed for record in the volume
and page of the Coryell County Public
Records and of the time and date as stamped
hereon by me.



BARBARA SIMPSON, CLERK
CORYELL COUNTY, TEXAS

Barbara Simpson

FILED FOR RECORD
AT 11:15 O'CLOCK P. M.

DEC 04 2012

Barbara Simpson
COUNTY CLERK, CORYELL CO., TEXAS

258780

Don Russell
7/14 79 4 address

258780

EASEMENT AGREEMENT

This agreement is made between Robert and Mary Beth Harrell ("Grantors") and Don C. and Wynette M. Russell ("Grantees"). This Agreement modifies and supplements that certain easement dated January 5, 1990, between Robert R. Shoaf and wife, Joan L. Shoaf, and Grantees, recorded in Volume 481, Page 889, of the Deed Records of Coryell County, Texas.

Property Involved

1. Servient Estate: 68.248 acres of land out of the Arthur Wells Survey, Abstract No. 1070, as more particularly described in the attached Exhibit 1.
2. Dominant Estate: 105.56 acres of land out of the Arthur Wells Survey, Abstract No. 1070 and the Luther Smith Survey, Abstract No. 909, as more particularly described in the attached Exhibit 2.
3. Easement: that certain easement dated January 5, 1990, between Robert R. Shoaf and wife, Joan L. Shoaf, and Grantees, recorded in Volume 481, Page 889, of the Deed Records of Coryell County, Texas Exhibit 3.

Consideration

4. The easement is modified and reaffirmed in consideration of the Grantors' and Grantees' mutual dismissal, with prejudice, of all claims asserted, or which could have been asserted, against each other in Cause No. CAV-09-38755, filed in the 52nd Judicial District of Coryell County, Texas; together with the obligations of the parties set out in the General Release and Settlement Agreement.

Easement

5. The Easement is appurtenant to the Dominant Estate. The Easement remains as set forth in Exhibit 3 only except as modified herein.

Location of Easement

6. The easement and right-of-way shall be located upon and across the Servient Estate, thirty (30) feet in width, as more particularly described in the attached Exhibit 4.
7. The right-of-way easement, with its rights and privileges, shall be used for the purpose of providing ingress and egress from County Road 65 to the Dominant Estate.

Duration of the Easement

8. This easement shall be perpetual and shall run with and for the benefit of the Dominant Estate.

Nonexclusiveness of Easement

9. The easement, rights, and privileges granted by this conveyance are nonexclusive, and Grantors reserve and retain the right to convey similar rights and easements to such other persons as Grantors may deem proper. Grantors shall not install additional gates or other obstructions across or on the Easement.

Obligations of the Parties

10. Grantors will install in the current opening at the joinder of their property and County Road 65 a gate or gates, with a locking mechanism jointly available to the Grantees. Maintenance of this gate will be Grantors' obligation. The gate posts will be installed at the south end of the County Road fences, as shown on the attached Exhibit 4. Hinges will be on the south side of the posts. Gates will swing inward. Braces shall run to the east and west away from the center of the easement. Grantors shall have the right to install a removable center pole. This design is subject to review by a professional gate installer. The June 8, 2012, survey with extra pin is acceptable to Grantees. Upon completion of the gate installation, Russells will pay \$500.00 to the Harrells.

11. Grantors will install and maintain a 17 foot cattle guard, with cattle panels on either side to provide for a total opening of thirty (30) feet, inclusive of the cattle guard at the location marked on Exhibit 4. The cattle guard shall be suitable to handle large equipment and shall be the equivalent or similar to the other cattle guards currently on County Road 65.

12. In addition to the Easement, Grantees shall have the right to use as much of the surface of the Property adjacent to the easement as may be reasonably necessary to maintain the Easement at Grantees' cost. Grantees shall replace and restore all fences, walls, or other structures that may be relocated or removed during the maintenance of the easement. In addition, Grantees shall restore to its original condition all of the Property adjacent to the easement which may be disturbed by the construction or improvement of the easement.

13. Grantees shall not, without the written permission of the owner of the Property, materially change the surface of the easement to an asphalt or concrete surface, except as may be necessary to maintain the culvert crossing at the point where the easement crosses the branch of a creek. If the easement is maintained with culverts, Grantees shall indemnify the owners of the Property for any damage claims by Grantees or anyone using the easement with Grantees' permission. Grantees' branch crossing will be restricted to a culvert-type crossing or a creek bed crossing.

Rights Reserved

14. Grantors retain, reserve, and shall continue to enjoy the use of the surface of the Easement area for any and all purposes that do not interfere with and prevent Grantees' use of the Easement. Provided, however, that Grantors shall not install or allow any gates or obstructions across or on the Easement, save and except (1) one gate or set of gates at the point where County Road 65 ends and the Easement begins and (2) the cattle guard and adjacent panels to be installed by Grantors.

Entire Agreement

15. This Agreement and the General Release and Settlement Agreement contain the entire agreement between the parties relating to its subject matter. Any oral representations or modifications concerning this Agreement shall be of no force or effect. Any subsequent amendments or modifications must be in writing and agreed to by both parties or their respective successors and assigns.

Dispute Expense and Attorney's Fees

16. If any controversy, claim, or dispute arises relating to this Agreement or its breach, the prevailing party shall be entitled to recover from the other party reasonable expenses, attorney's fees, and costs.

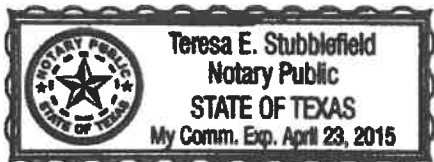
Binding Effect

17. This Agreement shall bind and inure to the benefit of the respective parties and their successors and assigns.

Date: 9 July 2012 Robert Harrell
Robert Harrell

STATE OF TEXAS §
COUNT OF CORYELL §

This instrument was acknowledge before me by Robert Harrell, on this the 9th day of July, 2012.



Teresa E. Stubblefield
NOTARY PUBLIC, STATE OF TEXAS

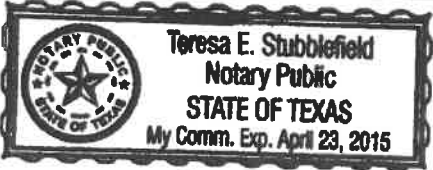
Date: 9 July 12

Mary Beth Harrell
Mary Beth Harrell

STATE OF TEXAS
COUNT OF CORYELL

§
§

This instrument was acknowledge before me by Mary Beth Harrell, on this the 9th day of July, 2012.



Teresa E. Stubblefield
NOTARY PUBLIC, STATE OF TEXAS

Date: 11/8/12

Don C. Russell
Don C. Russell

STATE OF TEXAS
COUNT OF McBreen

§
§

This instrument was acknowledge before me by Don C. Russell, on this the 11th day of November, 2012.



K M Kelley
NOTARY PUBLIC, STATE OF TEXAS
Wynette M. Russell
Wynette M. Russell

STATE OF TEXAS
COUNT OF McBreen

§
§

This instrument was acknowledge before me by Wynette M. Russell, on this the 8th day of November, 2012.

K M Kelley
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:

Don C. Russell
1201 Gorman Road
Gatesville, TX 76528





SHOCKLEY ENGINEERING AND SURVEYING

200 S. RICE AVE. HAMILTON, TEXAS 76531
OFFICE PH. 254-386-8580

FIELD NOTES

THE STATE OF TEXAS

CORYELL COUNTY

All that certain tract or parcel of land situated in Coryell County, Texas being 68.248 acres of land with 57.248 acres out of the Arthur Wells Survey, A-1070 and 11.00 acres out of the Luther Smith Survey, A-909 and being all of those two tracts described in Deed to John Robbie Shoaf and wife, Rebecca-Lyn Shoaf per Vol. 552, page 806 and Instrument No. 154956 Coryell County Deed Records, said 68.248 acre tract described by metes and bounds as follows;

BEGINNING at a steel pipe for a corner post being in the North line of a 105.65 acre tract described in Field Notes for Don Russell per Vol. 481 page 886 Coryell County Deed Records, being S68-25W, 648 from the NEC of same, said Pipe the SEC of this;

THENCE S68-25-27W (all GPS Bearings) along an old wire fence being generally North 2' from a new High game fence, at 1500 feet crossing an access easement here-through for Don Russell per Vol. 481, page 889 said Deed Records, at 1589.32 feet a steel pin found at the base of a railroad tie for a corner post, an exterior corner of this;

THENCE S89-00-46W along fence, at 705.82 feet a steel pin found at the base of a railroad tie for a corner post, an exterior corner of this;

THENCE N51-05-56W along fence crossing a branch, at 115.71 feet a steel pin found at the base of a corner post, an interior corner of this;

THENCE N85-06-44W along fence, at 843.57 feet a steel pin found at the base of a corner post, an interior corner of this;

THENCE S37-47-40W along fence, at 594.29 feet a steel pin found on the East high bank of Cowhouse Creek, an interior corner of this;

THENCE S31-55-20W, at 90.30 feet a point in the centerline of said creek, an exterior corner of this;

THENCE up and along the centerline of Cowhouse Creek with its meanders as follows;

S76-32-32W, 62.38 feet,

S49-16-19W, 492.27 feet,

N73-09-21W, 109.86 feet,

N34-15-45W, 468.73 feet,

N27-08-15W, 444.65 feet,

THENCE N57-08-33E leaving said Creek along an old overgrown wire fence at 398.81 feet a steel pin found with RPLS cap 4327, the NEC of the 4.64 acre tract per Instrument No 154956

EXHIBIT

1

and an exterior corner of this;

THENCE along a new wire fence with steel pins found at the corners as follows;
S38-00-02E, 456.67 feet,
N51-30-33E, 1134.72 feet,
N88-48-35E, 458.87 feet
N59-31-33E, 1144.37 feet crossing County Road No. 65 and the starting point of said
access easement,

THENCE S68-10-48E along fence, at 1704.47 feet the Point of Beginning and containing 68.248
acres of land.

All Real Property Improvements located hereon lie well above the flood plain for the Arthur
Wells Survey, Ref. FIRM Panel 480768-0200B, 30 Sept. 1981.
Surveyed; 6 Sept. 2005

For Robbie Shoaf

Rodman, Brandon Buffe

1000 Co. Rd 65, Gatesville, Tx. 76528

copyright Material; Use of this survey for any purpose other than
this transaction is prohibited;

I, Harold J. Shockley, Registered Professional Land Surveyor
of the State of Texas, hereby certify that the foregoing survey
was made by me, on this date, on the ground, and that the
corners are marked as indicated on the plat attached hereto.

Harold J. Shockley
Registered Prof. Land Surveyor
No. 2286 of Texas



STATE OF TEXAS
COUNTY OF CORYELL

I, Barbara Simpson, County Clerk in and for Coryell
County, Texas do hereby certify that this instrument
was filed for record in the volume and page of
the Coryell County Public Records and of the time
and date as stamped hereon by me.

Filed For Record
AT 2:00 O'CLOCK P M

DEC 20 2005



BARBARA SIMPSON, CLERK
CORYELL COUNTY, TEXAS

County Clerk, Coryell Co., Texas

190138

FIELD NOTES FOR:

40571

A 105.65 acres tract of land situated in Coryell County, Texas being a part of the Arthur Wells Survey Abstract 1070 and the Luther Smith Survey Abstract 909 and being a portion of a tract of land conveyed to Robert R. Shoaf by Warranty Deed recorded in Volume 258, Page 439 in the Deed Records of Coryell County, Texas (D.R.C.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the center of Cowhouse Creek same being the southwest corner of the said Robert R. Shoaf Tract and also being the northwest corner of a tract of land conveyed to John R. Shoaf, Jr. by Warranty Deed recorded in Volume 258, Page 383 (D.R.C.C.T.).

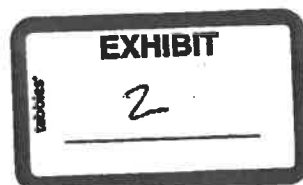
THENCE North 87 deg. 03 min. 29 sec. East along the south line of said Robert Shoaf Tract same being the north line of said John Shoaf, Jr. Tract being generally along a wire fence , at 75 feet pass a 32" diameter Burr Oak Tree and in all a distance of 1687.13 feet to a 7" dia. cedar fence corner post for a corner in the south line of said Robert Shoaf Tract.

THENCE North 73 deg. 55 min. 10 sec. East along the occupied south line of said Robert Shoaf Tract being generally along a wire fence , at 1887.47 feet pass a 24" dia. Live Oak Tree in said fence and in all a distance of 2010.82 feet to a 5/8" dia. iron pin set for the southeast corner of this tract, from which a 36" dia. Live Oak Tree in said fence bears N 73-55-10 E 406.55 '.

THENCE North 18 deg. 12 min. 03 sec. West severing the said Robert Shoaf Tract a distance of 1250.70 feet to a 5/8" dia. iron pin set for the northeast corner of this tract.

THENCE South 69 deg. 40 min. 44 sec. West at 324.68 feet pass a 5/8" dia. iron pin set on line, at 1113.79 feet pass a 5/8" dia. iron pin set on line, at 1352.46 feet pass a 5/8" dia. iron pin set on line and in all a distance of 2237.67 feet to a 5/8" dia. iron pin set under a cross fence on the north side of a gate.

THENCE North 89 deg. 42 min. 43 sec. West a distance of 705.42 feet to a 5/8" dia. iron pin set under a cross fence from which a p.k. nail in the south face of a 6" dia. Pecan Tree bears N 07-16 W 11.6'.



THENCE North 49 deg. 37 min. 44 sec. West at 60 feet cross a dry branch in all a distance of 116.11 feet to a 5/8" dia. iron pin set for a corner.

THENCE North 83 deg. 44 min. 14 sec. West at 109.36 feet pass a 5/8" dia. iron pin set on line, at 355.86 feet pass a 5/8" dia. iron pin set on line, at 695.64 feet pass a cross fence and in all a distance of 851.20 feet to a 5/8" dia. iron pin set in the westerly bank of a small branch.

THENCE South 38 deg. 54 min. 39 sec. West at 428.54 feet pass a 5/8" dia. iron pin set on line, at 585.38 feet pass a 5/8" dia. iron pin set on line on top of the north bank of said Cowhouse Creek and in all a distance of 684.47 feet to a point in the center of said Cowhouse Creek for the most westerly corner of this tract.

THENCE along the center line meanders of said Cowhouse Creek (downstream) as follows; South 69 deg. 54 min. 35 sec. East 240.91 feet and South 51 deg. 49 min. 05 sec. East 296.63 feet and South 61 deg. 28 min. 06 sec. East 211.45 feet and South 39 deg. 02 min. 18 sec. East 223.55 feet and South 45 deg. 34 min. 32 sec. East a distance of 218.34 feet to the PLACE OF BEGINNING and containing 105.65 acres of land.

All bearings are based on Geodetic (True) North and were derived from Solar Observations made during survey.

I, Mark A. Haines, Registered Public Surveyor, Texas Registration No. 4327, do hereby certify that these field notes correctly represent the facts found at the time of survey and conforms to the current Texas Society Professional Surveys Standards and Specifications for a Category 1B, Condition IV Survey on this the 9th day of November, 1989.

Mark A. Haines

Mark A. Haines
Registered Public Surveyor No. 4327

