



**Capital Title**<sup>SM</sup>

2400 Dallas Parkway, Suite 560  
Plano, Texas 75093  
972-682-2700

**ABTRACTOR'S CERTIFICATE**

**File No. : AB-18043575-1**

**Date: 10/30/2018**

**Time frame covered by this report:** last deed to cert date 10/25/2018

**Property Address:** Tax Account No. 300024-000/058000-00000

**Legal Description:**

172.661 acres of land, more or less~ being a portion of a 611.4 acre tract of land in the James Gerish, Sr. survey, Abstract No. 24, previously sold by Drs. Smith, English and Lewis to L. D. Fontenot, as recorded in Vol. 484, Page 628, Deed Records, more particularly described as follows:

BEGINNING at a point in the west line of an 11.143 acre tract which is more particularly described in a deed dated July 11, 1963, from D. Melancon to Lower Neches Valley Authority and recorded in Vol. 1353, Page 273 of the deed Records of Jefferson County, Texas. Said point bears N 89 deg. 39' 51" W 4762.23 feet and S 27 deg. 39' 59" E 91.46 feet from the recognized northeast corner of said Gerish survey and the southeast corner of the Amory Raines Survey, Abstract 44.

THENCE in a southeasterly direction along and with the west line of said 11.143 acre tract with its meanders as follows:

- 1) S 27 deg. 39' 59" E 596.36 feet to a 1/2" iron rod set,
- 2) S 22 deg. 22' 51" E 62.38 feet to a 1/2" iron rod set,
- 3) S 10 deg. 29' 09" E 49.29 feet to a 1/2" iron rod set,
- 4) S 08 deg. 31' 12" E 1348.78 feet to a 1/2" iron rod set,
- 5) S 11 deg. 17' 01" E 730.60 feet to a 1/2" iron rod set,
- 6) S 12 deg. 06' 48" E 643.09 feet to a 1/2" iron rod set,
- 7) S 14 deg. 01' 18" E 1152.62 feet to a 1/2" iron rod set,
- 8) S 20 deg. 26' 58" E 448.14 feet to a 1/2" iron rod set,
- 9) S 18 deg. 47' 36" E 445.61 feet to a 1/2" iron rod set,
- 10) S 15 deg. 56' 33" E 412.95 feet to a 1/2" iron rod set,
- 11) S 34 deg. 32' 44" E 444.99 feet to a 1/2" iron rod set,
- 12) S 28 deg. 07' 30" E 52.73 feet to a 1/2" iron rod set for corner in the north right-of-way line of the T&N O Railroad.

THENCE S 81 deg. 30' 30" W along and with the north right-of-way line of said Railroad, fifty feet perpendicular distance from and parallel with its centerline 2626.55 feet to a point at the intersection of said right-of-way line with the centerline of an existing road.

THENCE along and with the centerline meanders of said road as follows:

- 1) N 08 deg. 33' 22" W 24.43 feet,
- 2) N 82 deg. 10' 53" E 651.66 feet,



- 3) N 07 deg. 25' 32" W 630.27 feet,
- 4) N 14 deg. 04' 18" W 309.51 feet,
- 5) N 07 deg. 10' 17" W 2221.69 feet,
- 6) N 01 deg. 33' 02" E 381.00 feet to a point.

THENCE N 12 deg. 19' 19" E 2915.43 feet to the PLACE OF BEGINNING, containing 172.661 acres of land, more or less.

Field notes describing 200.000 acres of land out of 611.4 acre tract out of the James Gerish Sr. Survey, Abstract 24, Jefferson County, Texas. Said 611.4 acre tract is the same land described in a deed from Drs. Smith, English and Lewis to L. D. Fontenot and recorded in Vol. 484, Page 628 of the Deed Records of Jefferson County, Texas.

BEGINNING at a 1-1/4" pipe found at the northwest corner of said 611.4 acre tract in the north line of said Gerish Survey and the South line of the Amory Raines Survey, Abstract 44. Said pipe bears N. 89 deg. 39' 51" W 6200.89 feet from the recognized northeast corner of said Gerish Survey and the southeast corner of said Raines Survey.

THENCE S 89 deg. 39' 51" E along and with the north line of said 611.4 acre tract, the north line of said Gerish Survey and the south line of said Raines Survey 1438.66 feet to a 1/2" iron rod set at the northwest corner of an 11.143 acre tract which is more particularly described in a deed dated July 11, 1963, from D. Melancon to Lower Neches Valley Authority and recorded in Vol. 1353, Page 273, of the Deed Records of Jefferson County, Texas.

THENCE S 27 deg. 39' 59" E along and with the west line of said 11.143 acre tract 91.46 feet to a point for corner.

THENCE S 12 deg. 19' 19" W 2915.43 feet to a point in the centerline of an existing road.

THENCE along and with the centerline meanders or said road as follows:

- 1) S 01 deg. 33' 02" W 381.00 feet;
- 2) S 07 deg. 10' 17" E 2221.69 feet;
- 3) S 14 deg. 04' 18" E 309.51 feet;
- 4) S 07 deg. 25' 32" E 630.27 feet;
- 5) S 82 deg. 10' 53" W 651.66 feet;
- 6) S 08 deg. 33' 22" E 24.43 feet to a point in the north right-of-way line of the T&N O Railroad.

THENCE S 81 deg. 30' 30" W along and with the north right-of-way line of said Railroad, fifty feet perpendicular distance from and parallel with its centerline 253.10 feet to a 1/2" iron rod set at the southeast corner of a 30 acre tract at the intersection of said right-of-way line with the west line of said 611.4 acre tract from which a 2" gas pipe found bears N 08 deg. 42' 21" W 0.69 feet.

THENCE N 08 deg. 42' 21" W along and with the east line of said 30 acre tract 2045.68 feet to a 2" pipe found at the northeast corner of same.

THENCE S 81 deg. 25' 06" W along and with the north line of said 30 acre tract at 425.20 feet pass a 1" pipe found and at 715.60 feet a 1/2" iron rod set for the northwest corner of said 30 acre tract in the west line of said 611.4 acre tract.



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THENCE in a northerly direction along and with the west line of said 611.4 acre tract with its meanders as follows:

- 1) N 20 deg. 17' 12" W 345.55 feet to a 2" pipe found;
- 2) N 06 deg. 32' 27" W 552.32 feet to a 3/8" iron rod found;
- 3) N 08 deg. 09' 07" W 450.11 feet to a 3/8" iron rod found;
- 4) N 15 deg. 42' 23" E 890.03 feet to a 3/8" iron rod found;
- 5) N 17 deg. 01' 22" E 900.34 feet to a 3/8" iron rod found;
- 6) N 18 deg. 52' 13" E 247.73 feet to a 3/8" iron rod found;
- 7) N 06 deg. 30' 26" E 1421.58 feet to the PLACE OF BEGINNING, containing 200.000 acres of land; more or less.

SAVE AND EXCEPT:

TRACT I:

THAT CERTAIN 120.3 ACRE TRACT OUT OF AND A PART OF THE JAMES GERISH SR SURVEY, ABSTRACT NO. 24, JEFFERSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES. Document 2001044098

TRACT II:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS PURPOSES, APPURTENANT TO TRACT I, OVER AND ACROSS THAT CERTAIN 3.822 ACRE TRACT OF LAND OUT OF AND A PART OF THE JAMES GERISH SR. SURVEY, ABSTRACT 24, JEFFERSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES. Document 2001044098

SAVE AND EXCEPT:

TRACT I:

THAT CERTAIN 59.17 ACRE TRACT OUT OF AND A PART OF THE JAMES GERISH SR. SURVEY, ABSTRACT NO. 24, JEFFERSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES. Document 2003037496

TRACT II:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS PURPOSES, APPURTENANT TO TRACT I, OVER AND ACROSS THAT CERTAIN 5.885 ACRE TRACT OUT OF AND A PART OF THE JAMES GERISH SR. SURVEY, ABSTRACT 24, JEFFERSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES. Document 2003037496

SAVE AND EXCEPT

TRACT I:

THAT CERTAIN 2.00 ACRE TRACT OUT OF AND A PART OF THE JAMES GERISH SR SURVEY, ABSTRACT NO 24, JEFFERSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES. Document 2003037498



TRACT II:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS PURPOSES, APPURTENANT TO TRACT I, OVER AND ACROSS THAT CERTAIN 5 885 ACRE TRACT OUT OF AND A PART OF THE JAMES GERISH SR SURVEY, ABSTRACT 24, JEFFERSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES. Document 2003037498

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This report hereby reports that the instruments listed below have been filed of record in the office of the County Clerk of **Jefferson County, Texas**, and are affecting title to the property above described during the time frame as set out above:

**Type of Instrument:** Warranty Deed

**Grantor:** W/S Interests, a Texas general partnership composed of M. Fred Westfall and James R. Shell

**Grantee:** James R. Shell

**Filed:** 05/14/1990

**Recorded:** 9013872

**Type of Instrument:** Assumption Warranty Deed

**Grantor:** W/S Interests, a Texas general partnership composed of M. Fred Westfall and James R. Shell

**Grantee:** James R. Shell

**Filed:** 05/14/1990

**Recorded:** 9013873

**Type of Instrument:** Right-of-Way Instrument Gulf States Utilities Company Texas

**Grantor:** James R. Shell and wife, Sherry A. Shell

**Grantee:** Gulf States Utilities Company

**Filed:** 12/14/1995

**Recorded:** 95036734

**Type of Instrument:** Warranty Deed with Vendor's Lien

**Grantor:** James R. Shell and wife, Sherry A. Shell

**Grantee:** Billy Ray Kinney and wife, Connie F. Kinney

**Filed:** 12/14/2001

**Recorded:** 2001044098

**Type of Instrument:** Right-of-Way Instrument Gulf States Utilities Company Texas

**Grantor:** James R. Shell

**Grantee:** Gulf States Utilities Company

**Filed:** 03/01/2002

**Recorded:** 2002007576

**Type of Instrument:** Warranty Deed with Vendor's Lien

**Grantor:** James R. Shell and wife, Sherry A. Shell

**Grantee:** Scott A. Seymour aka Scott Seymour and spouse, Shannon R. Seymour aka Shannon Seymour



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**Filed:** 09/15/2003

**Recorded:** 2003037496

**Type of Instrument:** General Warranty Deed

**Grantor:** James R. Shell and wife, Sherry A. Shell

**Grantee:** Scott A. Seymour and spouse, Shannon R. Seymour

**Filed:** 09/15/2003

**Recorded:** 2003037498

**Type of Instrument:** Easement

**Grantor:** James R. Shell and wife, Sherry A. Shell

**Grantee:** Entergy Texas, Inc.

**Filed:** 03/23/2015

**Recorded:** 2015008867

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**Abstracts of Judgment, State Tax Liens and/or Federal Tax Liens from 10 years prior to the end date listed above:**

**Search is limited to:** James R. Shell and wife, Sherry A. Shell

Nothing found

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**This report is issued in consideration of \$250.00 paid by the benefited party named above and to whom said sum shall be returned as agreed liquidated damages in the event of any mistakes herein, by accepting this search, benefited party agrees that the said sum and no more shall constitute full measure of damages against the issuing company.**

**SPECIAL NOTE AND LIMITATION OF LIABILITY:** This report is issued with the express understanding, evidenced by the acceptance of same, that this report does not undertake to give or express any opinion as to the validity of the title herein above mentioned or the validity or the authority of those executing above listed instruments, but is simply reporting herein and hereby as to the recitals of instruments listed. The company assumes no liability greater than the consideration paid for this certificate by reason of issuance, delivery and /or use of same, nor for any error or omissions herein.

**This report does NOT reflect title to any of the oil, gas and other mineral estates affecting subject property, nor any documents creating and/or affecting said estates, nor any rights, privileges and immunities relating thereto.**