

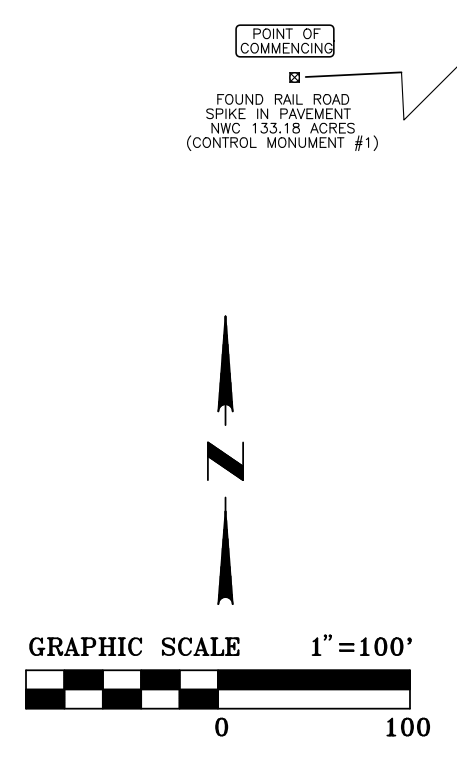
ALFRED HUFF HEADRIGHT SURVEY, ABSTRACT 507

CURRENT DEED CALLED: SECOND TRACT W/ 40.57 ACRES FROM DICKSON & ROSS, LLC TO: JAY RUSSELL & KAREN RUSSELL DATED: MAY 22, 2017 INSTRUMENT NO. 2017001968 OFFICIAL PUBLIC RECORDS CASS COUNTY, TEXAS

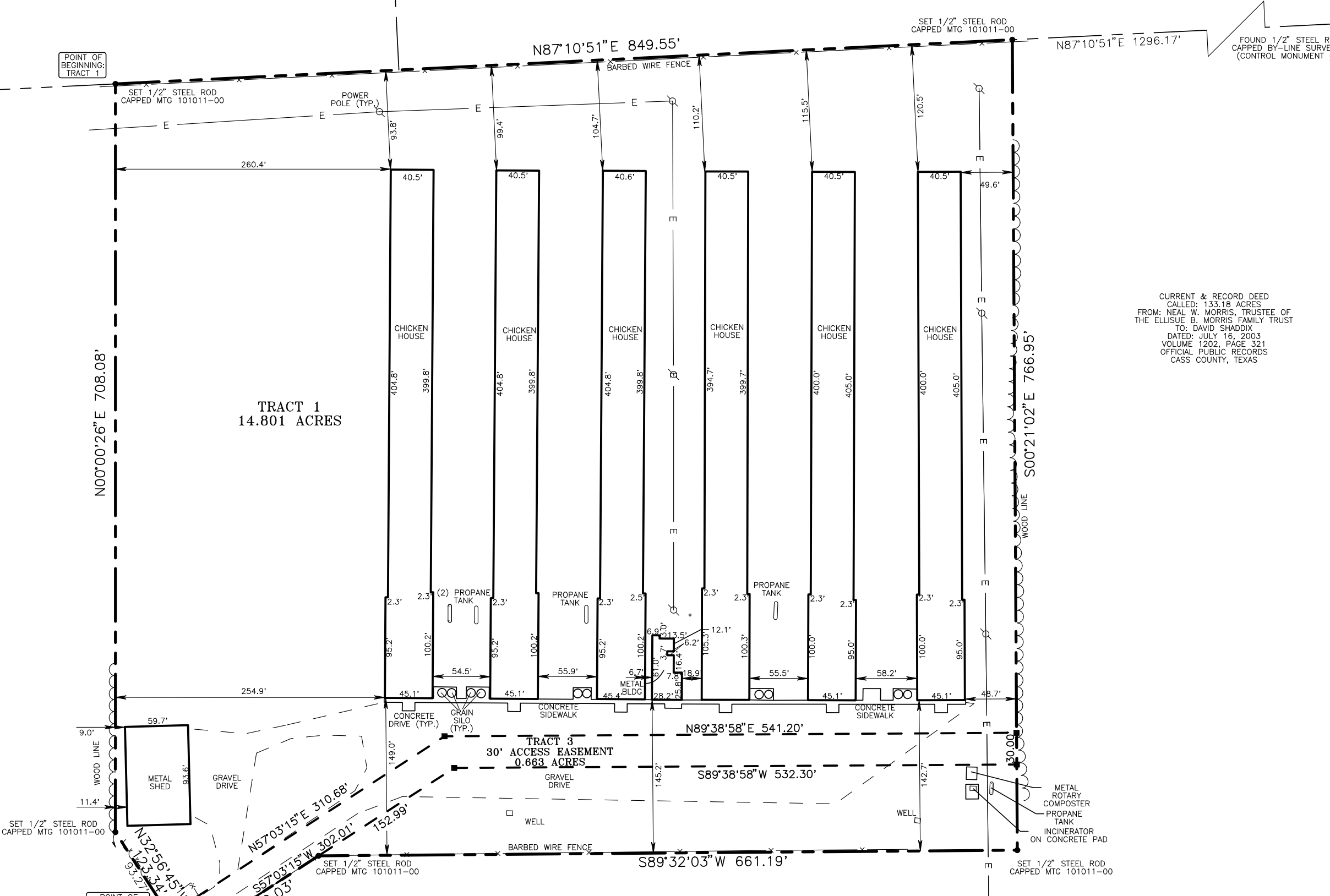
RECORD DEED CALLED: FIRST TRACT W/ 40.57 ACRES FROM LULA J. CONNOR TO: WILLIAM A. BARBER DATED: DECEMBER 29, 1951 VOLUME 269, PAGE 34 DEED RECORDS CASS COUNTY, TEXAS

CURRENT DEED CALLED: 28 ACRES FROM J. W. LUTHECHER TO: DAVID SHADDIX DATED: FEBRUARY 16, 1907 VOLUME 1202, PAGE 321 OFFICIAL PUBLIC RECORDS CASS COUNTY, TEXAS

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CURRENT & RECORD DEED CALLED: 133.18 ACRES FROM NEAL W. MORRIS, TRUSTEE OF THE ELLISUE B. MORRIS FAMILY TRUST TO: DAVID SHADDIX DATED: JULY 16, 2003 VOLUME 1202, PAGE 321 OFFICIAL PUBLIC RECORDS CASS COUNTY, TEXAS



Property Description Tract 3 - 30' Access Easement with 0.581 Acres Cass County, Texas

All that certain lot, tract or parcel of land lying and situated in the Alfred Huff Headright Survey, Abstract 507, Bowie County, Texas, being a part of that certain tract of land described as 133.18 acres in the deed from Neal W. Morris, Trustee of the Elliseue B. Morris Family Trust to David Shaddix, dated July 16, 2003, recorded in Volume 1202, Page 321 of the Official Public Records of Cass County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a rail road spike (control monument) found for a corner, being the Northwest corner of the said 133.18 acre tract, and the Southwest corner of that certain tract of land described as the First Tract with 40.57 acres in the deed from Dickson & Ross, LLC to Jay Russell & Karen Russell, dated May 22, 2017, recorded in Instrument Number 2017001968 of the Official Public Records of Cass County, Texas, same being that certain tract of land described as the First Tract with 40.57 acres in the deed from Lula J. Connor to William A. Barber, dated December 29, 1951, recorded in Volume 269, Page 34 of the Deed Records of Cass County, Texas;

THENCE North 87 degrees 10 minutes 51 seconds East (basis of bearings) a distance of 1125.37 feet along North line of the said 133.18 acre tract, and the South line of the said 40.57 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, and being the POINT OF BEGINNING for the herein described tract of land;

THENCE North 87 degrees 10 minutes 51 seconds East (basis of bearings) a distance of 1125.37 feet along North line of the said 133.18 acre tract, and the South line of the said 40.57 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

THENCE North 87 degrees 10 minutes 51 seconds East a distance of 849.55 feet along the North line of the said 133.18 acre tract, the South line of the said 40.57 acre tract, and the South line of that certain tract of land described as the Second Tract with 28 acres in the deed from Dickson & Ross, LLC to Jay Russell & Karen Russell, dated May 22, 2017, recorded in Instrument Number 2017001968 of the Official Public Records of Cass County, Texas, same being that certain tract of land described as 28 acres in the deed from J. W. Luthecher to W. N. Glover, dated February 7, 1907, recorded in Volume 1202, Page 321 of the Deed Records of Cass County, Texas, to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, and being the POINT OF BEGINNING for the herein described access easement;

THENCE North 57 degrees 03 minutes 15 seconds East a distance of 310.68 feet across the said 133.18 acre tract to a point for a corner, being the POINT OF BEGINNING for the herein described access easement;

THENCE North 89 degrees 38 minutes 58 seconds East a distance of 541.20 feet across the said 133.18 acre tract to a point for a corner;

THENCE South 00 degrees 21 minutes 02 seconds East a distance of 766.95 feet across the said 133.18 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

THENCE South 89 degrees 32 minutes 03 seconds West a distance of 661.19 feet across the said 133.18 acre tract, and generally and partially along a fence to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

THENCE South 57 degrees 03 minutes 15 seconds West a distance of 149.03 feet across the said 133.18 acre tract, and generally and partially along a fence to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

THENCE South 32 degrees 56 minutes 45 seconds West a distance of 123.34 feet across the said 133.18 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

THENCE North 00 degrees 00 minutes 26 seconds East a distance of 708.08 feet across the said 133.18 acre tract to the point of beginning, and containing 14.801 acres of land at the time of this survey.

THENCE North 87 degrees 10 minutes 51 seconds East (basis of bearings) a distance of 1125.37 feet along North line of the said 133.18 acre tract, and the South line of the said 40.57 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

THENCE South 00 degrees 00 minutes 26 seconds West a distance of 708.08 feet across the said 133.18 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

THENCE South 32 degrees 56 minutes 45 seconds East a distance of 30.07 feet across the said 133.18 acre tract to a point for a corner, being the POINT OF BEGINNING for the herein described access easement;

THENCE South 32 degrees 56 minutes 45 seconds East a distance of 30.07 feet across the said 133.18 acre tract, capped MTG 101011-00, set for a corner;

THENCE South 53 degrees 09 minutes 12 seconds West a distance of 300.82 feet across the said 133.18 acre tract to a point for a corner;

THENCE South 34 degrees 18 minutes 50 seconds West a distance of 656.23 feet across and through the said 133.18 acre tract to a point for a corner, being in the centerline of County Road 2856, and the West line of the said 133.18 acre tract, said corner bears South 55 degrees 34 minutes 07 seconds East a distance of 151.88 feet to a MAG Nail found for a corner in the centerline of the said County Road 2856, being an angle point in the West line of the said 133.18 acre tract;

THENCE North 55 degrees 34 minutes 07 seconds West a distance of 30.00 feet along the centerline of the said County Road 2856, and the West line of the said 133.18 acre tract to a point for a corner;

THENCE North 53 degrees 09 minutes 12 seconds East a distance of 307.84 feet across the said 133.18 acre tract to the point of beginning, and containing 0.663 acres of land at the time of this survey.

Property Description Tract 3 - 30' Access Easement with 0.581 Acres Cass County, Texas

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SURVEYOR CERTIFICATE: THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON AUGUST 31, 2020, THAT THIS PLAN (MAP OR DRAWING) SUBSTANTIALLY COMPLIES WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, THERE ARE NO VISIBLE IMPROVEMENTS EXCEPT AS SHOWN ON THE SURVEY PLAN.

THIS PLAN IS FOR THE INTENDED USE OF DAVID SHADDIX AS RELATES TO OWNERSHIP OR TRANSFER OF OWNERSHIP. THIS SURVEY IS NOT ASSIGNABLE OR TRANSFERABLE, MAY NOT BE RESSUED WITHOUT RE-SURVEY AND MAY BE VOID/VARIABLE SUBJECT TO CHANGES IN GOVERNANCE OR INTERPRETATIONS ISSUED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND MAY NOT BE COPIED OR PROVIDED TO OTHER PARTIES WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE UNDERSIGNED.

PRELIMINARY

JEFFREY A. WOOD REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6220, STATE OF TEXAS FIRM CERTIFICATE NO. 101011-00 DATE: SEPTEMBER 2, 2020



PROPERTY ADDRESS: 197 CR 2856 HUGHES SPRINGS, TEXAS

THE BEARINGS ARE BASED ON GRID NORTH WITHIN THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE", NAD83 (COORDS, EPOCH 2002.0), AT THE SURFACE, WITH A BEARING OF NORTH 87 DEGREES 10 MINUTES 51 SECONDS EAST, THE COMBINED SCALE FACTOR TO GO FROM SURFACE TO GRID IS 0.999980014398. THE FOLLOWING CONTROL MONUMENTS WERE USED TO ESTABLISH THE BASIS OF BEARINGS:

CONTROL MONUMENT #1 N=7098410.0410 E=3150334.0527

CONTROL MONUMENT #2 N=7098570.9243 E=3153601.1907

NOTE: In providing this boundary survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned. Subsurface and environmental conditions were not surveyed or examined or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property. Easement research was not done for this property by the surveyor, nor was a current title policy provided prior to this survey.

BOUNDARY SURVEY

14.801 ACRES IN THE ALFRED HUFF HEADRIGHT SURVEY, ABSTRACT 507 CASS COUNTY, TEXAS FOR: DAVID SHADDIX

Date	Revision/Description

Drawn By	Checked By	Project No.	Dwg. Date	File No.	Sheet No.
DC	JW	202162	9/2/2020		



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