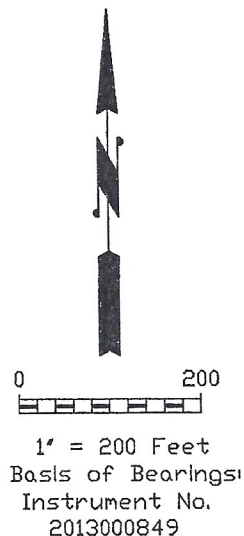
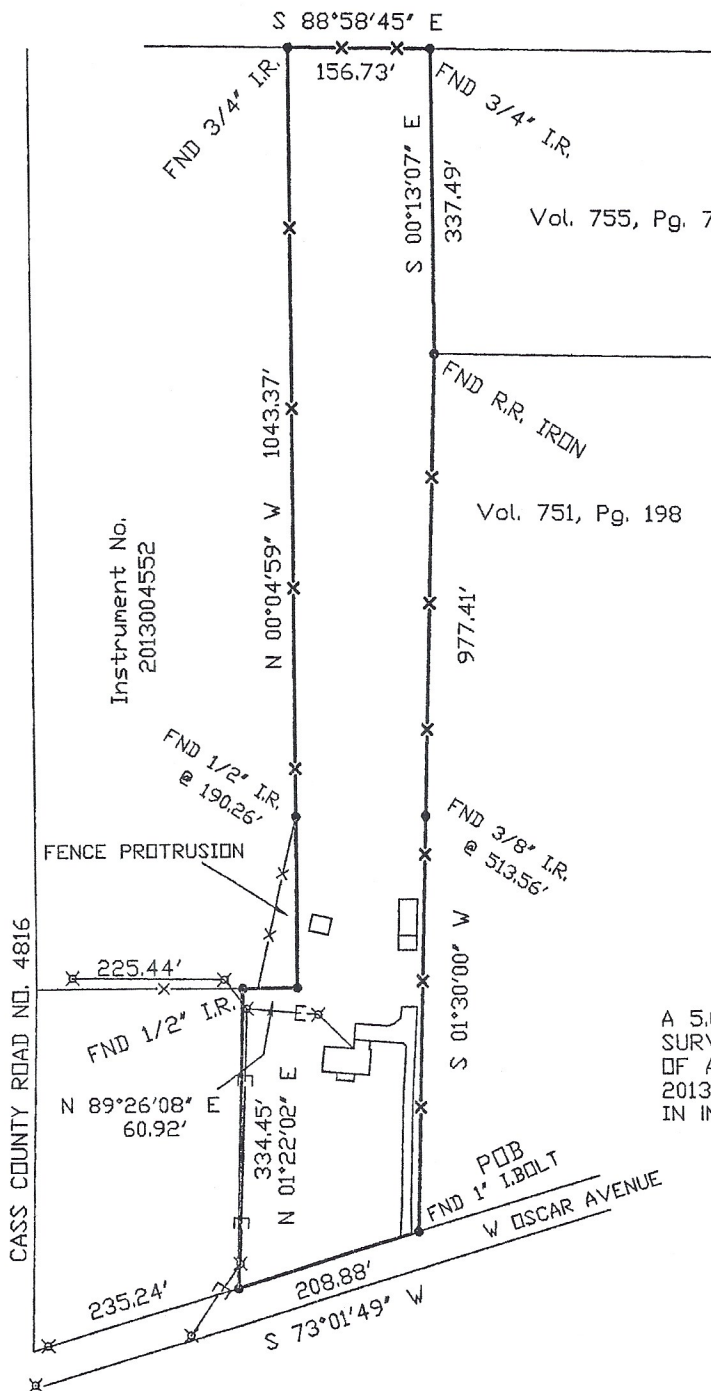


DAVID SCOTT SURVEY
A - 1015
CASS COUNTY, TEXAS

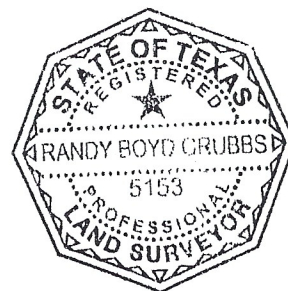
Vol. 755, Pg. 797

Vol. 751, Pg. 198



820 W OSCAR AVENUE
PLAT SHOWING

A 5.00 ACRE TRACT OF LAND IN THE DAVID SCOTT SURVEY, A-1015, CASS COUNTY, TEXAS. BEING PART OF A CALLED 6.63 ACRE TRACT IN INSTRUMENT NO. 201300849, AND ALL OF A CALLED 2.0 ACRE TRACT IN INSTRUMENT NO. 2007001826.



I, Randy Boyd Grubbs, Registered Professional Land Surveyor hereby certify that this reflects a survey made upon the ground, under my supervision, that the metes and bounds, shown hereon truly represents the boundaries of the property, that there are no encroachments or visible easements on or across the property, except as shown. April 2, 2015.

Randy Boyd Grubbs
Randy Boyd Grubbs

Registered Professional Land Surveyor No. 5153

RANDY BOYD GRUBBS
868 County Rd. No. 1753
Linden, Texas 75563
903-756-7236
A1015C Tripp

A-1015C Tripp

All that certain 5.00 acre tract of land in the David Scott Survey, A-1015, Cass County Texas, being part of a called 6.63 acre tract in Instrument No. 2013000849 and all of a called 2.0 acre tract described in Release of Lien in Instrument No. 2007001826, Official Public Records of Cass County, Texas, said 5.00 acre tract being more particularly described by metes and bounds as follows: (Bearing Basis: Instrument No. 20013000849)

Beginning at: A 1" iron bolt found in the North line of West Oscar Avenue for the Southeast corner of this tract, a called 2.0 acre tract in Instrument No. 2007001826, also the Southwest corner of Kennedy;

Thence: S 73° 01' 49" W, 208.88 feet with the North line of West Oscar Avenue to ½" iron rod found for the Southwest corner of this tract and the 2.0 acre tract in 2007001826;

Thence: N 01° 22' 02" E, 334.45 feet with the West line of the 2.0 acre tract in 2007001826 to a ½" iron rod found in a fence line and the South line of 2013004552 for the Northwest corner of the 2.0 acre tract in 2007001826, also an angle corner of this tract;

Thence: N 89° 26' 08" E, 60.92 feet with common boundary of 2013004522 to a ¾" iron rod found for an angle corner of this tract, the called 2.0 acre tract in 2007001826 and 2013000849, also the Southeast corner of 2013004552;


Thence: N 00° 04' 59" W, 1043.37 feet (passing at 190.26 feet a ½" iron rod found for the Northwest corner of the 2.0 acre tract in 2007001826) with common boundary of 2013004552 to a ¾" iron rod found in the South line of Vol. 721, Pg. 766 on the North edge of an old road bed for the Northwest corner of this tract and 2013000849;

Thence: S 88° 58' 45" E, 156.73 feet with common boundary of Vol. 721, Pg. 766 and the North edge of an old road bed to a ¾" iron rod found on the North edge of an old road bed for the Northeast corner of this tract and 2013000849, also the Northwest corner of Vol. 795, Pg. 797;

Thence: S 00° 13' 07" W, 337.49 feet with common boundary of Vol. 795, Pg. 797 to a railroad iron found at a fence corner post for an angle corner of this tract, Southwest corner of Vol. 795, Pg. 797, Northwest corner of Vol. 751, Pg. 198;

Thence: S 01° 30' 00" W, (Bearing Basis) 977.41 feet (passing at 515.56 34 feet a 3/8" iron rod found for the Northeast corner of the 2.0 acre tract in 2007001826) with common boundary of Vol. 751, Pg. 198 to the Point of Beginning, containing 5.00 acres of land, more or less.

I, Randy Boyd Grubbs, Registered Professional Land Surveyor No. 5153, do hereby certify that the above field notes are true and correct according to a survey made by me, upon the ground, April 2, 2015.


Randy Boyd Grubbs
Registered Professional Land Surveyor No. 5153

