



FIELD NOTES
200.831 ACRES TRACT IN THE JOHN NALL SURVEY, A-796
CASS COUNTY, TEXAS

A certain 200.831 acres tract of land located in the John Nall Survey, A-796 in Cass County Texas, this tract being previously described as Tract 2 and Tract 3 in Volume 1046, Page 501 and being more particularly described as follows and as shown on Dave Hamilton Mapping and Surveying plat #1771, dated April 14, 2022. North is based on UTM Zone 15 as determined by G.P.S. observations on the monumented East line of the John Nall Survey, A-796. Unless otherwise noted all instruments referenced in this description are recorded in the Real Property Records of Cass County, Texas.

Commencing at a 4" Iron Pipe found for the Northeast corner of the John Nall Survey, A-796;

THENCE: S 00°09' W 2205.6 feet along the East line of the said John Nall Survey, A-796 and the West line of the William Crabtree Survey, A-180 to a ½" Iron Rod with Cap #4164 found for the Southeast corner of the tract described in Document #2021003647 and the Northeast corner of this tract, the Point of Beginning;

THENCE: S 01°18' W 3582.6 feet along the common line between the said John Nall Survey, A-796 and the William Crabtree Survey, A-180 to a ¾" Iron Rod found for the Northeast corner of a tract described in Volume F-6, Page 119 and the Southeast corner of this tract from which bears a found ½" Iron Rod with Cap #5153, S 01°47' W 1837.3 feet;

THENCE: N 89°45' W 2425.0 feet along the common line between the tract described in Volume F-6, Page 119 and this tract to a ½" Iron Rod with Cap #5154 set for the Southeast corner of the tract described in Volume 653, Page 604, the Northwest corner of the tract described in Volume F-6, Page 119 and the Southwest corner of this tract, from which bears a found ½" Iron Rod, S 09°27' W 65.4 feet;

THENCE: N 01°00' E 1797.2 feet along the common line between this tract and the tract described in Volume 653, Page 604 to a 5/8" Iron Rod found for the Northeast corner of the tract described in Volume 653, Page 604, the Southeast corner of a tract described in Volume 934, Page 15 and an Angle corner of this tract;

THENCE: N 00°34' E 1799.1 feet along the common line between the tract described in Volume 934, Page 15 and this tract to a 5/8" Iron Rod found on the South line of a tract described in Volume B-5, Page 44 for the Northeast corner of the tract described in Volume 934, Page 15 and the Northwest corner of this tract;

THENCE: S 89°22' E 1000.5 along the common line between the tract described in Volume B-5, Page 44 and this tract to a 4" Iron Pipe found for the Southeast corner of the tract described in Volume B-5, Page 44, the Southwest corner of a tract described in Document #2021003647 and an Angle corner of this tract;

Exhibit A (six pages) to Correction Special Warranty
Deed with Vendor's Lien

THENCE: S 89°27' E 1456.9 feet along the common line between the tract described in Document #2021003647 and this tract to the Point of Beginning, this tract being subject to all easements of record.

I, David M. Hamilton, Registered Professional Land Surveyor No. 5154, do hereby acknowledge that the above field notes are true and correct according to a survey made under my direction, upon the ground, April 14, 2022.

David M. Hamilton
David M. Hamilton R.P.L.S. No. 5154