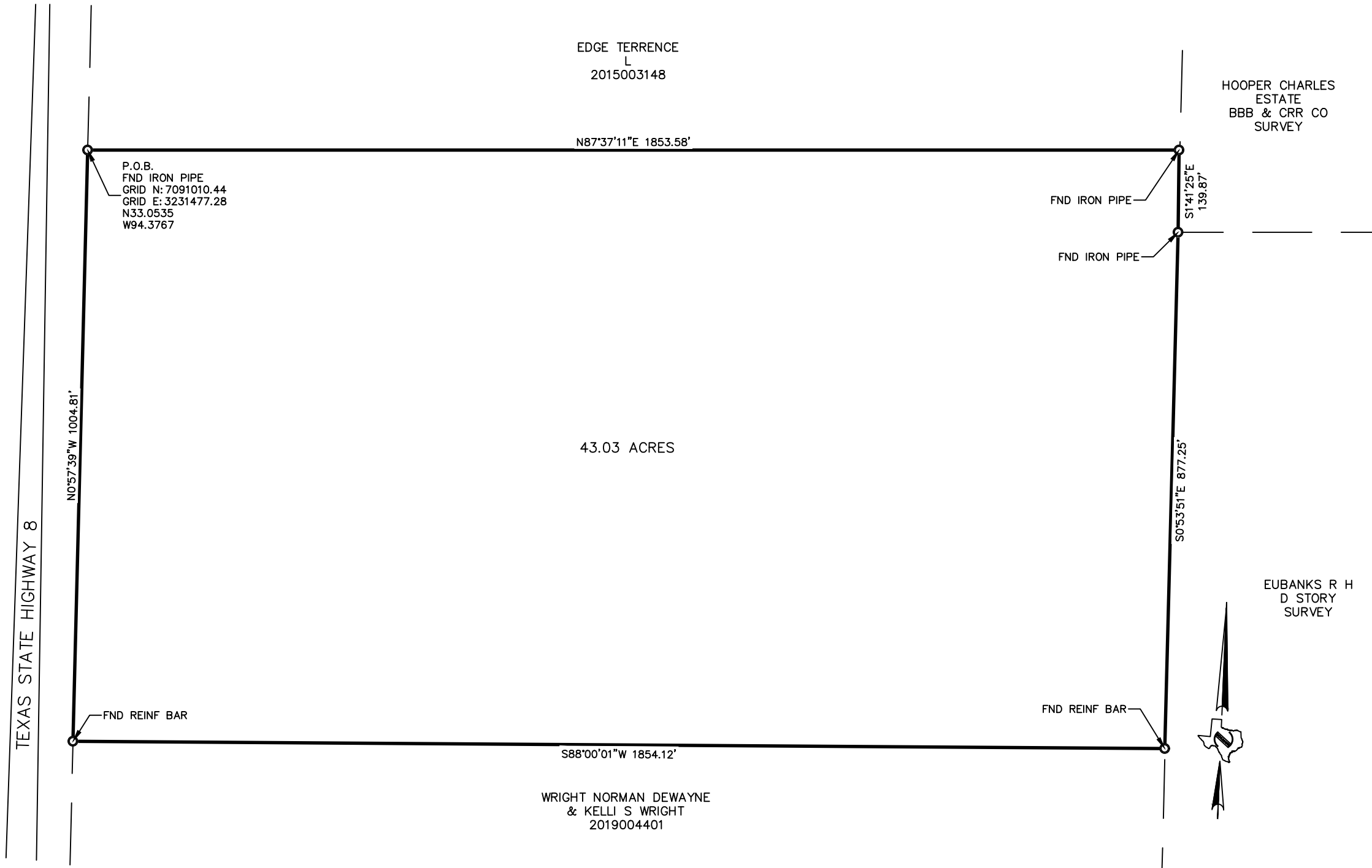




FIELD NOTE DESCRIPTION OF 43.03 ACRE TRACT OF LAND
LOCATED IN THE JOSEPH WATKINS SURVEY, ABSTRACT 1078,
CASS COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND
DESCRIBED IN THE WARRANTY DEED TO JOHN STEWART
BURLESON, DATED APRIL 23, 1998, RECORDED IN VOLUME 1056,
PAGE 72 OF THE REAL PROPERTY RECORDS, CASS COUNTY,
TEXAS. SAID 43.03 ACRE TRACT DESCRIBED MORE FULLY BY
METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIPE FOUND (N: 7091010.44,
E: 3231477.28) IN THE EAST RIGHT OF STATE HIGHWAY 8 FOR
THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 87°37'11" EAST 1,853.58 FEET TO AN IRON PIPE
FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 01°41'25" EAST 139.87 FEET TO AN IRON PIPE
FOUND FOR A CORNER OF THIS TRACT;

THENCE SOUTH 00°53'51" EAST 877.25 FEET TO A REINF BAR
FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 88°00'01" WEST 1,854.12 FEET TO A REINF BAR
FOUND IN THE EAST RIGHT OF STATE HIGHWAY 8 FOR THE
SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 00°57'39" WEST 1,004.81 FEET TO THE PLACE
OF BEGINNING.

AREA, BEARINGS AND DISTANCES SHOWN ARE BASED ON GPS
OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE
SYSTEM" TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN
DATUM OF 1983.

LEGEND:

○ MONUMENT AS DESCRIBED

— PROPERTY LINE

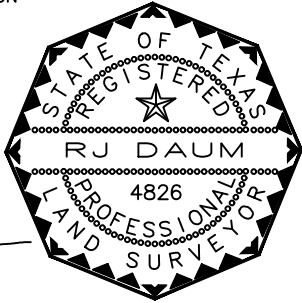
— ADJOINING PROPERTIES

Surveyor Certification
TO THE LIENHOLDERS, JOHN STEWART BURLESON

(OWNER) OF THE PREMISES AND TO THE ISSUING TITLE INSURANCE UNDERWRITER:
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE
GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON
AND THAT THERE ARE NO KNOWN DISCREPANCIES,
CONFLICTS, SHORTAGES IN AREA, BOUNDARY
LINE CONFLICTS, ENCROACHMENTS,
OVERLAPPING OF IMPROVEMENTS,
EASEMENTS OR RIGHTS-OF-WAY,
EXCEPT AS SHOWN HEREON.

DATED THIS 18TH DAY OF MAY, 2023

RJ DAUM
TEXAS RPLS 4826



NOTES:

AREA, BEARINGS AND DISTANCES SHOWN ARE GRID BASED ON GPS
OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS
NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF TITLE COMMITMENT. NOT ALL
EASEMENTS OR MATTERS OF TITLE MAY BE SHOWN.

THIS SURVEY DOES NOT GUARANTEE OWNERSHIP.

MONUMENTS ARE A 1/2" REINFORCING BAR SET WITH PLASTIC CAP STAMPED
"SCHUMANN" UNLESS OTHERWISE NOTED.



412 BROADWAY AVENUE
MAUD, TEXAS 75567

SCHUMANN
A LATERAL LAND COMPANY
LAND SURVEYING
TEXAS FIRM No. 10149500

(903) 417-2914

SURVEY

A 43.03 ACRE TRACT OF LAND,

LOCATED IN THE,

JOSEPH WATKINS SURVEY,

ABSTRACT 1078,

CASS COUNTY, TEXAS

SCALE: 1" = 200'

PROJECT: 79411
JOB NO.: 79411