



FIELD NOTE DESCRIPTION OF A 1.52 ACRE TRACT OF LAND LOCATED IN THE CASS COUNTY SCHOOL LAND SURVEY, ABSTRACT 164, CASS COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED IN TEXAS HOME EQUITY SECURITY INSTRUMENT, RECORDED IN INSTRUMENT NUMBER 2013001360 OF THE OFFICIAL PUBLIC RECORDS, CASS COUNTY, TEXAS. SAID 1.52 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND (N:7096377.40, E:3287118.80) IN THE SOUTH RIGHT OF WAY OF FARM TO MARKET 2328 FOR THE NORTHWEST CORNER OF THIS TRACT, SAME BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2012002891, O.P.R.C.C.T.;

THENCE SOUTH 74°03'03" EAST 220.90 FEET TO A REINF BAR SET IN THE SOUTH RIGHT OF WAY OF FARM TO MARKET 2328 FOR THE NORTHEAST CORNER OF THIS TRACT, SAME BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2021004090 O.P.R.C.C.T.;

THENCE SOUTH 01°06'32" EAST 266.88 FEET TO A REINF BAR FOUND, IN THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN VOLUME 819, PAGE 7, R.P.R.C.C.T. FOR THE SOUTHEAST CORNER OF THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2021004090 O.P.R.C.C.T.;

THENCE SOUTH 83°21'15" WEST 216.86 FEET TO A REINF BAR FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT, SAME BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2012002891, O.P.R.C.C.T. ;

THENCE NORTH 00°21'05" WEST 352.63 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.

NOTES:

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.

Surveyor Certification

TO THE LIENHOLDERS, THRESA CAULEY

(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 7TH DAY OF JUNE, 2023

RJ DAUM
TEXAS RPLS 4826



	MONUMENT AS DESCRIBED
	PROPERTY LINE
	ADJOINING PROPERTIES
	UTILITY POLE
	ELECTRIC METER

SURVEY

A 1.52 ACRE TRACT OF LAND,
LOCATED IN THE.
CASS COUNTY SCHOOL LAND SURVEY,
ABSTRACT 164,
CASS COUNTY, TEXAS

SCALE: 1" = 60'

PROJECT: 79512
JOB NO: 79512



SCHUMANN

A LATERAL LAND COMPANY

LAND SURVEYING

TEXAS FIRM No. 10149500

412 BROADWAY AVENUE
MAUD, TEXAS 75567

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