

FIELD NOTE DESCRIPTION OF A 9.17 ACRE TRACT OF LAND LOCATED IN THE ANDREW DUVALT SURVEY, ABSTRACT 316, CASS COUNTY, TEXAS, BEING A PART OF TRACT ONE DESCRIBED IN THE GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO RED OAK RIDGE INVESTMENT PROPERTIES, DATED NOVEMBER 20, 2023, RECORDED IN INSTRUMENT NUMBER 2023006887, RECORDED IN OFFICIAL PUBLIC RECORDS, CASS COUNTY, TEXAS, SAID 9.17 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINF BAR FOUND (N: 7099545.08, E: 3322613.31) IN THE WEST RIGHT OF WAY LINE OF TEXAS HIGHWAY 77 AND IN COUNTY ROAD 4675 FOR THE SOUTHEAST CORNER OF THIS TRACT, SAME BEING A CORNER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2023006887;

THENCE SOUTH 2°01'52" EAST 355.29 FEET TO A REINF BAR SET IN COUNTY ROAD 4675 FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 88°07'00" WEST 674.20 FEET TO A REINF BAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 12°50'09" WEST 283.52 FEET TO A REINF BAR SET FOR A CORNER OF THIS TRACT;

THENCE SOUTH 75°23'41" WEST 180.27 FEET TO A REINF BAR FOUND FOR A CORNER OF THIS TRACT;

THENCE NORTH 2°22'00" WEST 159.82 FEET TO A REINF BAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 61°30'14" EAST 575.18 FEET TO A REINF BAR SET FOR A CORNER OF THIS TRACT;

THENCE SOUTH 27°48'56" EAST 280.65 FEET TO A REINF BAR SET FOR A CORNER OF THIS TRACT;

THENCE NORTH 60°24'39" EAST 177.62 FEET TO A REINF BAR SET IN THE WEST RIGHT OF WAY LINE OF TEXAS HIGHWAY 77 FOR A CORNER OF THIS TRACT;

THENCE SOUTH 41°55'42" EAST 171.15 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

— x — FENCE LINE

## SURVEY

A 9.17 ACRE TRACT OF LAND,  
LOCATED IN THE,  
ANDREW DUVALT SURVEY,  
ABSTRACT 316,  
CASS COUNTY, TEXAS

PROJECT: 80025  
JOB NO.: 80025



**SCHUMANN**  
SURVEYING, INC.

A LATERAL LAND COMPANY

TEXAS FIRM No. 10149500

412 BROADWAY AVENUE  
MAUD, TEXAS 75567

Office (903) 417-2914

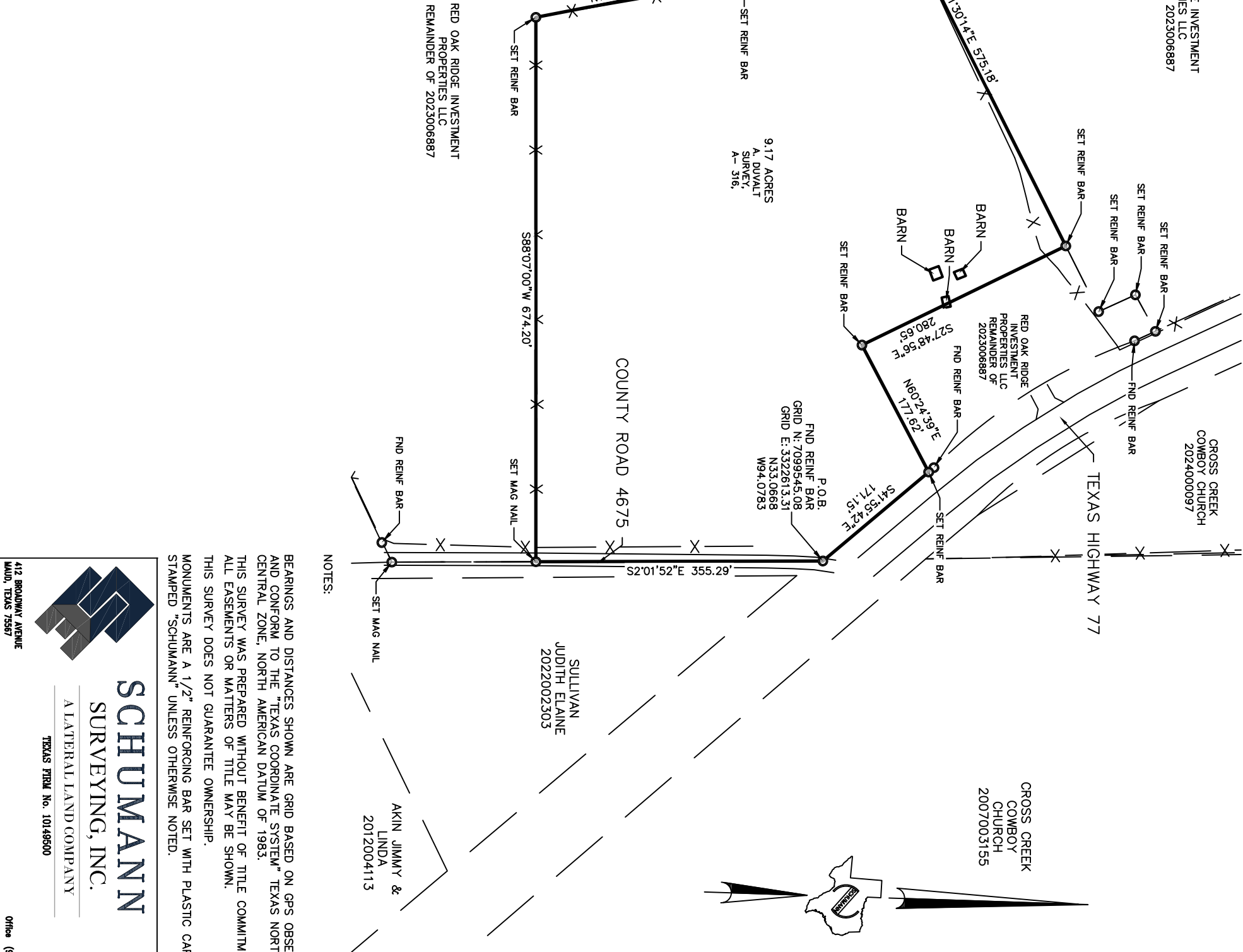
### NOTES:

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.



### Surveyor Certification

TO THE LIENHOLDERS, RED OAK RIDGE INVESTMENT PROPERTIES

(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 12TH DAY OF MARCH, 2024

RU DAUM  
TEXAS RPLS 4826

