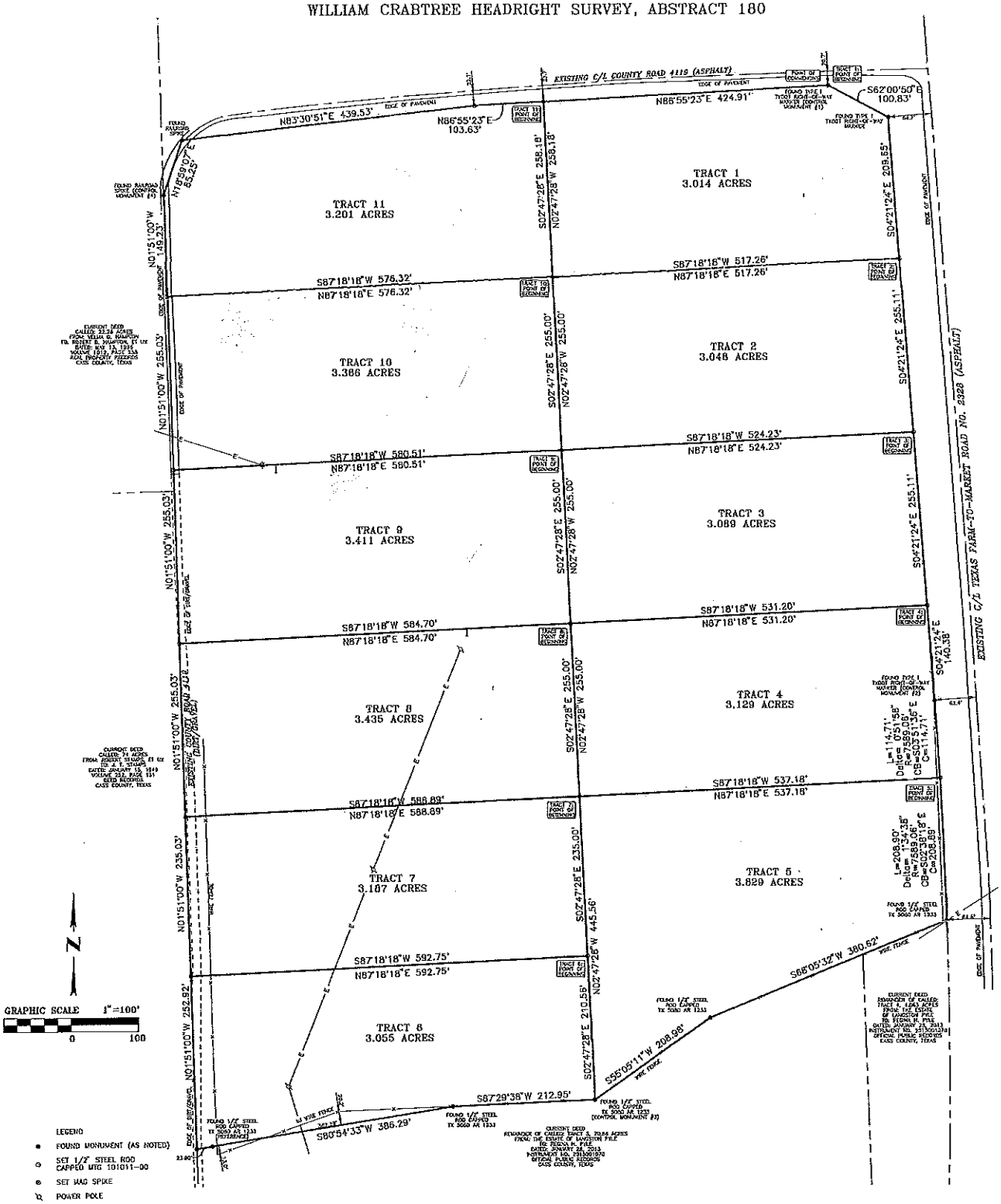
WILLIAM CRABTREE HEADRIGHT SURVEY, ABSTRACT 180



LEGEND

- FOUND MONUMENT (AS NOTED)
- SET 1/2" STEEL ROD CAPPED MTG 101011-00
- SET MAG SPIKE
- POWER POLE
- LIGHT POLE
- GUY ANCHOR
- OVERHEAD ELECTRIC LINE

THE BEARINGS ARE BASED ON GRID NORTH WITHIN THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE", NAD83 (CORS96, EPOCH 2002.0). AT THE SURFACE, THE COMBINED SCALE FACTOR TO GO FROM SURFACE TO GRID IS 0.999880014398. THE FOLLOWING CONTROL MONUMENTS WERE USED TO ESTABLISH THE BASIS OF BEARINGS:

CONTROL MONUMENT #1
N=7104817.1868
E=3276215.9437

CONTROL MONUMENT #2
N=7103912.1122
E=3276370.3313

CONTROL MONUMENT #3
N=7103327.3720
E=3275863.1674

CONTROL MONUMENT #4
N=7104558.5517
E=3275273.7167

NOTE:
In preparing this boundary survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility existing on the site, whether private, municipal or public owned. Subsurface and environmental conditions were not surveyed or examined or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may effect the use or development of this property.

SURVEYOR CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON FEBRUARY 16, 2022, THAT THIS PLAT (MAP OR DRAWING) SUBSTANTIALLY COMPLIES WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, THERE ARE NO VISIBLE IMPROVEMENTS EXCEPT AS SHOWN ON THE SURVEY PLAT.

THIS PLAT IS FOR THE INTENDED USE OF KENNETH WAUH AS RELATES TO OWNERSHIP OR TRANSFER OF OWNERSHIP. THIS SURVEY IS NOT ASSIGNABLE OR TRANSFERABLE, MAY NOT BE REISSUED WITHOUT RE-SURVEY AND MAY BE VOID/INVALID SUBJECT TO CHANGES IN GOVERNANCE OR INTERPRETATIONS ISSUED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND MAY NOT BE COPIED OR PROVIDED TO OTHER PARTIES WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE UNDERSIGNED.

PRELIMINARY

JEFFREY A. WOOD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6220, STATE OF TEXAS
FIRM CERTIFICATE NO. 101011-00
DATE: FEBRUARY 21, 2022

STATE OF TEXAS
JEFFREY A. WOOD
#6220
PROFESSIONAL LAND SURVEYOR

Note:
1) Survey Prepared without the benefit of a title commitment. Surveyor did not research for easements of record or not of record.

BOUNDARY SURVEY

11 TRACTS IN THE WILLIAM CRABTREE HEADRIGHT SURVEY, ABSTRACT 180
CASS COUNTY, TEXAS

Date	Revision/Description

Drawn By	Checked By	Project No.	Dwg. Date
CW	JW	222054	2/21/2022

MTG engineers & surveyors
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TEXARKANA TEXAS 75503
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File No.

Sheet No. 1 OF 2

X:\2022 Projects\222054 Kenny Wauh - FM 2328, AR\dwg\222054.pro
Mon Feb 21, 2022 02:54

WILLIAM CRABTREE HEADRIGHT SURVEY, ABSTRACT 180

Property Description – Tract 1
2.014 Acres
Cass County, Texas

All that certain lot, tract or parcel of land lying and situated in the William Crabtree Headright Survey, Abstract 180, Cass County, Texas, being a portion of that certain tract of land described as 33.000 acres in the deed from Lynne Dyke Fitzhugh, Independent Executrix of the Estate of Regina Helmi Pyle to Kenneth Lee Wash, dated November 12, 2021, recorded in Instrument No. 2021005658 of the Official Public Records of Cass County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a Type I TxDOT right-of-way marker (control monument) found for a corner, being the North chamfer corner of the Northwest corner of the said 33.000 acre tract, lying in the intersection of the West right-of-way line of Texas Farm-to-Market Road No. 2328 (FM 2328) and the South line of County Road 4119;

THENCE South 62 degrees 00 minutes 50 seconds East a distance of 100.83 feet along the East line of the said 33.000 acre tract, and the West right-of-way line of the said FM 2328 to a Type I TxDOT right-of-way marker found for a corner, at an angle point;

THENCE South 04 degrees 21 minutes 24 seconds East a distance of 206.65 feet along the East line of the said 33.000 acre tract, and the West right-of-way line of the said FM 2328 to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, said corner bears South 04 degrees 21 minutes 24 seconds East a distance of 520.00 feet to a Type I TxDOT right-of-way marker found for a corner;

THENCE South 07 degrees 18 minutes 36 seconds West a distance of 517.26 feet along the East line of the said 33.000 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, said corner bears South 07 degrees 47 minutes 28 seconds East a distance of 1210.06 feet to a 1/2 inch steel rod (control monument), capped TX 5080 AR 1233, found for a corner, being an angle point in the South line of the said 33.000 acre tract;

THENCE North 02 degrees 47 minutes 28 seconds West a distance of 238.18 feet across and through the said 33.000 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, lying in the North line of the said 33.000 acre tract, and the South line of the said County Road 4119;

THENCE North 86 degrees 35 minutes 23 seconds East a distance of 424.01 feet along the North line of the said 33.000 acre tract, and the South line of the said County Road 4119 to the point of beginning, and containing 2.014 acres of land at the time of this survey.

Property Description – Tract 2
3.048 Acres
Cass County, Texas

All that certain lot, tract or parcel of land lying and situated in the William Crabtree Headright Survey, Abstract 180, Cass County, Texas, being a portion of that certain tract of land described as 33.000 acres in the deed from Lynne Dyke Fitzhugh, Independent Executrix of the Estate of Regina Helmi Pyle to Kenneth Lee Wash, dated November 12, 2021, recorded in Instrument No. 2021005658 of the Official Public Records of Cass County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a Type I TxDOT right-of-way marker (control monument) found for a corner, being the North chamfer corner of the Northwest corner of the said 33.000 acre tract, lying in the intersection of the West right-of-way line of Texas Farm-to-Market Road No. 2328 (FM 2328) and the South line of County Road 4119;

THENCE South 62 degrees 00 minutes 50 seconds East a distance of 100.83 feet along the East line of the said 33.000 acre tract, and the West right-of-way line of the said FM 2328 to a Type I TxDOT right-of-way marker found for a corner, at an angle point;

THENCE South 04 degrees 21 minutes 24 seconds East a distance of 206.65 feet along the East line of the said 33.000 acre tract, and the West right-of-way line of the said FM 2328 to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, said corner bears South 04 degrees 21 minutes 24 seconds East a distance of 520.00 feet to a Type I TxDOT right-of-way marker (control monument) found for a corner;

THENCE South 07 degrees 18 minutes 36 seconds West a distance of 524.23 feet across the said 33.000 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, said corner bears South 07 degrees 47 minutes 28 seconds East a distance of 1255.50 feet to a 1/2 inch steel rod (control monument), capped TX 5080 AR 1233, found for a corner, being an angle point in the South line of the said 33.000 acre tract;

THENCE North 02 degrees 47 minutes 28 seconds West a distance of 255.00 feet across the said 33.000 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

THENCE North 87 degrees 18 minutes 16 seconds East a distance of 517.26 feet across and through the said 33.000 acre tract to the point of beginning, and containing 3.048 acres of land at the time of this survey.

Property Description – Tract 3
3.060 Acres
Cass County, Texas

All that certain lot, tract or parcel of land lying and situated in the William Crabtree Headright Survey, Abstract 180, Cass County, Texas, being a portion of that certain tract of land described as 33.000 acres in the deed from Lynne Dyke Fitzhugh, Independent Executrix of the Estate of Regina Helmi Pyle to Kenneth Lee Wash, dated November 12, 2021, recorded in Instrument No. 2021005658 of the Official Public Records of Cass County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a Type I TxDOT right-of-way marker (control monument) found for a corner, being the North chamfer corner of the Northwest corner of the said 33.000 acre tract, lying in the intersection of the West right-of-way line of Texas Farm-to-Market Road No. 2328 (FM 2328) and the South line of County Road 4119;

THENCE South 62 degrees 00 minutes 50 seconds East a distance of 100.83 feet along the East line of the said 33.000 acre tract, and the West right-of-way line of the said FM 2328 to a Type I TxDOT right-of-way marker found for a corner, at an angle point;

THENCE South 04 degrees 21 minutes 24 seconds East a distance of 454.75 feet along the East line of the said 33.000 acre tract, and the West right-of-way line of the said FM 2328 to a Type I TxDOT right-of-way marker found for a corner, at an angle point;

THENCE South 04 degrees 21 minutes 24 seconds East a distance of 250.11 feet along the East line of the said 33.000 acre tract, and the West right-of-way line of the said FM 2328 to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, said corner bears South 04 degrees 21 minutes 24 seconds East a distance of 1410.39 feet to a Type I TxDOT right-of-way marker (control monument) found for a corner;

THENCE South 07 degrees 18 minutes 16 seconds West a distance of 531.20 feet across the said 33.000 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, said corner bears South 07 degrees 47 minutes 28 seconds West a distance of 1255.50 feet to a 1/2 inch steel rod (control monument), capped TX 5080 AR 1233, found for a corner, being an angle point in the South line of the said 33.000 acre tract;

THENCE North 02 degrees 47 minutes 28 seconds West a distance of 255.00 feet across the said 33.000 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

THENCE North 87 degrees 18 minutes 16 seconds East a distance of 537.18 feet across and through the said 33.000 acre tract to the point of beginning, and containing 3.060 acres of land at the time of this survey.

Property Description – Tract 4
3.129 Acres
Cass County, Texas

All that certain lot, tract or parcel of land lying and situated in the William Crabtree Headright Survey, Abstract 180, Cass County, Texas, being a portion of that certain tract of land described as 33.000 acres in the deed from Lynne Dyke Fitzhugh, Independent Executrix of the Estate of Regina Helmi Pyle to Kenneth Lee Wash, dated November 12, 2021, recorded in Instrument No. 2021005658 of the Official Public Records of Cass County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a Type I TxDOT right-of-way marker (control monument) found for a corner, being the North chamfer corner of the Northwest corner of the said 33.000 acre tract, lying in the intersection of the West right-of-way line of Texas Farm-to-Market Road No. 2328 (FM 2328) and the South line of County Road 4119;

THENCE South 62 degrees 00 minutes 50 seconds East a distance of 100.83 feet along the East line of the said 33.000 acre tract, and the West right-of-way line of the said FM 2328 to a Type I TxDOT right-of-way marker found for a corner, at an angle point;

THENCE South 04 degrees 21 minutes 24 seconds East a distance of 710.07 feet along the East line of the said 33.000 acre tract, and the West right-of-way line of the said FM 2328 to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, being the POINT OF BEGINNING for the herein described tract;

THENCE South 04 degrees 21 minutes 24 seconds East a distance of 140.36 feet along the East line of the said 33.000 acre tract, and the West right-of-way line of the said FM 2328 to a Type I TxDOT right-of-way marker (control monument) found for a corner at the beginning of a circular curve to the right;

THENCE in a Southerly direction along the arc of the said circular curve, the East line of the said 33.000 acre tract, and the West right-of-way line of the said FM 2328 a distance of 114.71 feet, having a delta angle of 00 degrees 51 minutes 30 seconds, a radius of 7540.06 feet, a chord bearing of South 03 degrees, 51 minutes 26 seconds East, and a chord distance of 114.71 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, being the POINT OF BEGINNING for the herein described tract;

THENCE continuing in a Southerly direction along the arc of the said circular curve, the East line of the said 33.000 acre tract, and the West right-of-way line of the said FM 2328 a distance of 208.50 feet, having a delta angle of 01 degrees 59 minutes 34 seconds, a radius of 7539.06 feet, a chord bearing of South 02 degrees 38 minutes 18 seconds East, and a chord distance of 208.49 feet to a 1/2 inch steel rod, capped TX 5080 AR 1233, found for a corner, at the end of said circular curve, being the Southeast corner of the said 33.000 acre tract, and the North line of the residue of that certain 1.000 acre tract of land, as recorded in 4.000 acres in the deed from the Estate of Longston Pyle to Regina H. Pyle, dated January 23, 2012, recorded in Instrument No. 2012001859 of the Official Public Records of Cass County, Texas;

THENCE South 68 degrees 00 minutes 22 seconds West a distance of 388.52 feet along the South line of the said 33.000 acre tract, and the North line of the residue of the said 4.000 acre tract, the North line of the residue of that certain tract of land described as Tract 3 with 70.05 acres in the said instrument No. 2012001859, and generally along a fence in a 1/2 inch steel rod, capped TX 5080 AR 1233, found for a corner, at an angle point;

THENCE South 53 degrees 20 minutes 11 seconds West a distance of 288.99 feet along the South line of the said 33.000 acre tract, the North line of the residue of the said 70.05 acre tract, and generally along a fence in a 1/2 inch steel rod (control monument), capped TX 5080 AR 1233, found for a corner, at an angle point;

THENCE North 02 degrees 47 minutes 28 seconds West a distance of 443.56 feet across the said 33.000 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

THENCE North 87 degrees 18 minutes 16 seconds East a distance of 537.18 feet across and through the said 33.000 acre tract to the point of beginning, and containing 3.129 acres of land at the time of this survey.

Property Description – Tract 5
3.520 Acres
Cass County, Texas

All that certain lot, tract or parcel of land lying and situated in the William Crabtree Headright Survey, Abstract 180, Cass County, Texas, being a portion of that certain tract of land described as 33.000 acres in the deed from Lynne Dyke Fitzhugh, Independent Executrix of the Estate of Regina Helmi Pyle to Kenneth Lee Wash, dated November 12, 2021, recorded in Instrument No. 2021005658 of the Official Public Records of Cass County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a Type I TxDOT right-of-way marker (control monument) found for a corner, being the North chamfer corner of the Northwest corner of the said 33.000 acre tract, lying in the intersection of the West right-of-way line of Texas Farm-to-Market Road No. 2328 (FM 2328) and the South line of County Road 4119;

THENCE South 62 degrees 00 minutes 50 seconds East a distance of 100.83 feet along the East line of the said 33.000 acre tract, and the West right-of-way line of the said FM 2328 to a Type I TxDOT right-of-way marker found for a corner, at an angle point;

THENCE South 04 degrees 21 minutes 24 seconds East a distance of 206.65 feet along the East line of the said 33.000 acre tract, and the West right-of-way line of the said FM 2328 to a Type I TxDOT right-of-way marker (control monument) found for a corner;

THENCE South 07 degrees 18 minutes 36 seconds West a distance of 524.23 feet across the said 33.000 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, said corner bears South 07 degrees 47 minutes 28 seconds East a distance of 1255.50 feet to a 1/2 inch steel rod (control monument), capped TX 5080 AR 1233, found for a corner, being an angle point in the South line of the said 33.000 acre tract;

THENCE North 02 degrees 47 minutes 28 seconds West a distance of 255.00 feet across the said 33.000 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

THENCE North 87 degrees 18 minutes 16 seconds East a distance of 537.18 feet across and through the said 33.000 acre tract to the point of beginning, and containing 3.520 acres of land at the time of this survey.

Property Description – Tract 6
3.025 Acres
Cass County, Texas

All that certain lot, tract or parcel of land lying and situated in the William Crabtree Headright Survey, Abstract 180, Cass County, Texas, being a portion of that certain tract of land described as 33.000 acres in the deed from Lynne Dyke Fitzhugh, Independent Executrix of the Estate of Regina Helmi Pyle to Kenneth Lee Wash, dated November 12, 2021, recorded in Instrument No. 2021005658 of the Official Public Records of Cass County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a Type I TxDOT right-of-way marker (control monument) found for a corner, being the North chamfer corner of the Northwest corner of the said 33.000 acre tract, lying in the intersection of the West right-of-way line of Texas Farm-to-Market Road No. 2328 (FM 2328) and the South line of County Road 4119;

THENCE South 62 degrees 00 minutes 50 seconds East a distance of 100.83 feet along the East line of the said 33.000 acre tract, and the West right-of-way line of the said FM 2328 to a Type I TxDOT right-of-way marker found for a corner, at an angle point;

THENCE South 04 degrees 21 minutes 24 seconds East a distance of 206.65 feet along the East line of the said 33.000 acre tract, and the West right-of-way line of the said FM 2328 to a Type I TxDOT right-of-way marker (control monument) found for a corner;

THENCE South 07 degrees 18 minutes 36 seconds West a distance of 517.26 feet along the East line of the said 33.000 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, said corner bears South 07 degrees 47 minutes 28 seconds East a distance of 1210.06 feet to a 1/2 inch steel rod (control monument), capped TX 5080 AR 1233, found for a corner, being an angle point in the South line of the said 33.000 acre tract;

THENCE North 02 degrees 47 minutes 28 seconds West a distance of 238.18 feet across and through the said 33.000 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, lying in the North line of the said 33.000 acre tract, and the South line of the said County Road 4119;

THENCE North 86 degrees 35 minutes 23 seconds East a distance of 424.01 feet along the North line of the said 33.000 acre tract, and the South line of the said County Road 4119 to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

THENCE South 02 degrees 47 minutes 28 seconds East a distance of 1258.18 feet across the said 33.000 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, being the POINT OF BEGINNING for the herein described tract;

THENCE South 02 degrees 47 minutes 28 seconds East a distance of 210.36 feet across and through the said 33.000 acre tract to a 1/2 inch steel rod (control monument), capped TX 5080 AR 1233, found for a corner, being an angle point in the South line of the said 33.000 acre tract, and an angle point in the North line of the residue of that certain tract of land described as Tract 1 with 70.05 acres in the deed from the Estate of Longston Pyle to Regina H. Pyle, dated January 23, 2012, recorded in Instrument No. 2012001859 of the Official Public Records of Cass County, Texas;

THENCE South 80 degrees 54 minutes 33 seconds West, passing, at a distance of 362.34 feet, a 1/2 inch steel rod, capped MTG 101011-00, set for a reference corner, and continuing along the said course a total distance of 388.22 feet along the South line of the said 33.000 acre tract, and the North line of the residue of the said 70.05 acre tract to a MAG Spike set for a corner in the centerline of the said County Road 4119, being the Southeast corner of the said 33.000 acre tract, the Northwest corner of the residue of the said 70.05 acre tract, and lying in the East line of that certain tract of land described as 24 acres in the deed from Robert Stamps, et ux, to J. T. Stamps, dated January 10, 1949, recorded in Volume 282, Page 131 of the Deed Records of Cass County, Texas;

THENCE North 01 degrees 51 minutes 00 seconds West a distance of 232.92 feet along the West line of the said 33.000 acre tract, the East line of the said 24 acre tract, and generally along a fence and the said County Road 4119 to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, said corner bears North 01 degrees 51 minutes 00 seconds West a distance of 1140.38 feet to a railroad spike (control monument) found for a corner in the centerline of the said County Road 4119, being an angle point in the West line of the said 33.000 acre tract;

THENCE North 87 degrees 18 minutes 16 seconds East a distance of 592.75 feet across the said 33.000 acre tract to the point of beginning, and containing 3.025 acres of land at the time of this survey.

Property Description – Tract 7
3.187 Acres
Cass County, Texas

All that certain lot, tract or parcel of land lying and situated in the William Crabtree Headright Survey, Abstract 180, Cass County, Texas, being a portion of that certain tract of land described as 33.000 acres in the deed from Lynne Dyke Fitzhugh, Independent Executrix of the Estate of Regina Helmi Pyle to Kenneth Lee Wash, dated November 12, 2021, recorded in Instrument No. 2021005658 of the Official Public Records of Cass County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a Type I TxDOT right-of-way marker (control monument) found for a corner, being the North chamfer corner of the Northwest corner of the said 33.000 acre tract, lying in the intersection of the West right-of-way line of Texas Farm-to-Market Road No. 2328 (FM 2328) and the South line of County Road 4119;

THENCE South 62 degrees 00 minutes 50 seconds East a distance of 100.83 feet along the East line of the said 33.000 acre tract, and the West right-of-way line of the said FM 2328 to a Type I TxDOT right-of-way marker found for a corner, at an angle point;

THENCE South 04 degrees 21 minutes 24 seconds East a distance of 206.65 feet along the East line of the said 33.000 acre tract, and the West right-of-way line of the said FM 2328 to a Type I TxDOT right-of-way marker (control monument) found for a corner;

THENCE South 07 degrees 18 minutes 36 seconds West a distance of 517.26 feet along the East line of the said 33.000 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, said corner bears South 07 degrees 47 minutes 28 seconds East a distance of 1210.06 feet to a 1/2 inch steel rod (control monument), capped TX 5080 AR 1233, found for a corner, being an angle point in the South line of the said 33.000 acre tract;

THENCE North 02 degrees 47 minutes 28 seconds East a distance of 238.00 feet across the said 33.000 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, said corner bears South 02 degrees 47 minutes 28 seconds East a distance of 1210.36 feet to a 1/2 inch steel rod (control monument), capped TX 5080 AR 1233, found for a corner, being an angle point in the South line of the said 33.000 acre tract;

THENCE North 87 degrees 18 minutes 16 seconds East a distance of 537.18 feet across and through the said 33.000 acre tract to the point of beginning, and containing 3.187 acres of land at the time of this survey.

Property Description – Tract 8
3.410 Acres
Cass County, Texas

All that certain lot, tract or parcel of land lying and situated in the William Crabtree Headright Survey, Abstract 180, Cass County, Texas, being a portion of that certain tract of land described as 33.000 acres in the deed from Lynne Dyke Fitzhugh, Independent Executrix of the Estate of Regina Helmi Pyle to Kenneth Lee Wash, dated November 12, 2021, recorded in Instrument No. 2021005658 of the Official Public Records of Cass County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a Type I TxDOT right-of-way marker (control monument) found for a corner, being the North chamfer corner of the Northwest corner of the said 33.000 acre tract, lying in the intersection of the West right-of-way line of Texas Farm-to-Market Road No. 2328 (FM 2328) and the South line of County Road 4119;

THENCE South 86 degrees 35 minutes 23 seconds East a distance of 424.01 feet along the North line of the said 33.000 acre tract, and the South line of the said County Road 4119 to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

THENCE South 02 degrees 47 minutes 28 seconds East a distance of 706.18 feet across the said 33.000 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, being the POINT OF BEGINNING for the herein described tract;

THENCE South 02 degrees 47 minutes 28 seconds East a distance of 255.00 feet across the said 33.000 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, said corner bears South 02 degrees 47 minutes 28 seconds East a distance of 443.56 feet to a 1/2 inch steel rod (control monument), capped TX 5080 AR 1233, found for a corner, being an angle point in the South line of the said 33.000 acre tract;

THENCE South 87 degrees 18 minutes 16 seconds West a distance of 588.22 feet across and through the said 33.000 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, lying in the West line of the said 33.000 acre tract, the West side of the said County Road 4119, and lying in the East line of that certain tract of land described as 24 acres in the deed from Robert Stamps, et ux to J. T. Stamps, dated January 10, 1949, recorded in Volume 282, Page 131 of the Deed Records of Cass County, Texas;

THENCE North 01 degrees 51 minutes 00 seconds West a distance of 253.03 feet along the West line of the said 33.000 acre tract, the West side of the said County Road 4119, and the East line of the said 24 acre tract to a MAG Spike set for a corner on the West edge of the said County Road 4119, said corner bears North 01 degrees 51 minutes 00 seconds West a distance of 403.29 feet to a railroad spike (control monument) found for a corner in the centerline of the said County Road 4119, being an angle point in the West line of the said 33.000 acre tract;

THENCE North 87 degrees 18 minutes 16 seconds East a distance of 584.70 feet across the said 33.000 acre tract to the point of beginning, and containing 3.435 acres of land at the time of this survey.

Property Description – Tract 9
3.411 Acres
Cass County, Texas

All that certain lot, tract or parcel of land lying and situated in the William Crabtree Headright Survey, Abstract 180, Cass County, Texas, being a portion of that certain tract of land described as 33.000 acres in the deed from Lynne Dyke Fitzhugh, Independent Executrix of the Estate of Regina Helmi Pyle to Kenneth Lee Wash, dated November 12, 2021, recorded in Instrument No. 2021005658 of the Official Public Records of Cass County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a Type I TxDOT right-of-way marker (control monument) found for a corner, being the North chamfer corner of the Northwest corner of the said 33.000 acre tract, lying in the intersection of the West right-of-way line of Texas Farm-to-Market Road No. 2328 (FM 2328) and the South line of County Road 4119;

THENCE South 86 degrees 35 minutes 23 seconds East a distance of 424.01 feet along the North line of the said 33.000 acre tract, and the South line of the said County Road 4119 to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

THENCE South 02 degrees 47 minutes 28 seconds East a distance of 1258.18 feet across the said 33.000 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, being the POINT OF BEGINNING for the herein described tract;

THENCE South 02 degrees 47 minutes 28 seconds East a distance of 238.00 feet across the said 33.000 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, said corner bears South 02 degrees 47 minutes 28 seconds East a distance of 1210.36 feet to a 1/2 inch steel rod (control monument), capped TX 5080 AR 1233, found for a corner, being an angle point in the South line of the said 33.000 acre tract;

THENCE South 87 degrees 18 minutes 16 seconds West a distance of 374.30 feet across and through the said 33.000 acre tract to a MAG Spike set for a corner in the said County Road 4119, lying in the West line of the said 33.000 acre tract, and lying in the East line of that certain tract of land described as 24 acres in the deed from Vaino O. Hampton to Robert O. Hampton, et ux, dated May 13, 1996, recorded in Volume 1032, Page 256 of the Real Property Records of Cass County, Texas;

THENCE North 01 degrees 51 minutes 00 seconds West a distance of 148.23 feet along the West line of the said 33.000 acre tract, the East line of the said 24.28 acre tract, and generally along the said County Road 4119 to a railroad spike (control monument) found for a corner, at an angle point in the West line of the said 33.000 acre tract;

THENCE North 01 degrees 50 minutes 07 seconds East a distance of 85.25 feet along the West line of the said 33.000 acre tract, and generally along the said County Road 4119 to a railroad spike found for a corner, being the Northwest corner of the said 33.000 acre tract;

THENCE North 83 degrees 30 minutes 51 seconds East a distance of 439.53 feet along the North line of the said 33.000 acre tract, and along the South line of the said County Road 4119 to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at an angle point;

THENCE North 86 degrees 50 minutes 23 seconds East a distance of 103.63 feet along the North line of the said 33.000 acre tract, and the South County Road 4119 to the point of beginning, and containing 3.201 acres of land at the time of this survey.

Property Description – Tract 10
3.369 Acres
Cass County, Texas

All that certain lot, tract or parcel of land lying and situated in the William Crabtree Headright Survey, Abstract 180, Cass County, Texas, being a portion of that certain tract of land described as 33.000 acres in the deed from Lynne Dyke Fitzhugh, Independent Executrix of the Estate of Regina Helmi Pyle to Kenneth Lee Wash, dated November 12, 2021, recorded in Instrument No. 2021005658 of the Official Public Records of Cass County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a Type I TxDOT right-of-way marker (control monument) found for a corner, being the North chamfer corner of the Northwest corner of the said 33.000 acre tract, lying in the intersection of the West right-of-way line of Texas Farm-to-Market Road No. 2328 (FM 2328) and the South line of County Road 4119;

THENCE South 86 degrees 35 minutes 23 seconds East a distance of 424.01 feet along the North line of the said 33.000 acre tract, and the South line of the said County Road 4119 to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

THENCE South 02 degrees 47 minutes 28 seconds East a distance of 1258.18 feet across the said 33.000 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, being the POINT OF BEGINNING for the herein described tract;

THENCE South 02 degrees 47 minutes 28 seconds East a distance of 255.00 feet across the said 33.000 acre tract to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, said corner bears South 02 degrees 47 minutes 28 seconds East a distance of 1210.36 feet to a 1/2 inch steel rod (control monument), capped TX 5080 AR 1233, found for a corner, being an angle point in the South line of the said 33.000 acre tract;

THENCE South 87 degrees 18 minutes 16 seconds West a distance of 580.51 feet across and through the said 33.000 acre tract to a MAG Spike set for a corner in the said County Road 4119, lying in the West line of the said 33.000 acre tract, and lying in the East line of that certain tract of land described as 24 acres in the deed from Vaino O. Hampton to Robert O. Hampton, et ux, dated May 13, 1996, recorded in Volume 1032, Page 256 of the Real Property Records of Cass County, Texas;

THENCE North 01 degrees 51 minutes 00 seconds West a distance of 403.29 feet along the West line of the said 33.000 acre tract, the East line of the said 24.28 acre tract, and generally along the said County Road 4119 to a railroad spike (control monument) found for a corner, at an angle point in the West line of the said 33.000 acre tract;

THENCE North 01 degrees 50 minutes 07 seconds East a distance of 85.25 feet along the West line of the said 33.000 acre tract, and generally along the said County Road 4119 to a railroad spike found for a corner, being the Northwest corner of the said 33.000 acre tract;

THENCE North 83 degrees 30 minutes 51 seconds East a distance of 439.53 feet along the North line of the said 33.000 acre tract, and along the South line of the said County Road 4119 to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at an angle point;

THENCE North 86 degrees 50 minutes 23 seconds East a distance of 103.63 feet along the North line of the said 33.000 acre tract, and the South County Road 4119 to the point of beginning, and containing 3.201 acres of land at the time of this survey.

SURVEYOR CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON FEBRUARY 18, 2022. THAT THIS PLAT (MAP OR DRAWING) SUBSTANTIALLY COMPLIES WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING. AND REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE ARE NO VISIBLE IMPROVEMENTS EXCEPT AS SHOWN ON THE SURVEY PLAT.

THIS PLAT IS FOR THE INTENDED USE OF KENNETH WAUN AS RELATES TO OWNERSHIP OR TRANSFER OF OWNERSHIP. THIS SURVEY IS NOT ASSIGNABLE OR TRANSFERABLE. MAY NOT BE REISSUED WITHOUT RE-SURVEY AND MAY BE VOID/INVALID SUBJECT TO CHANGES IN GOVERNANCE OR INTERPRETATIONS ISSUED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING. AND MAY NOT BE COPIED OR PROVIDED TO OTHER PARTIES WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE UNDERSIGNED.

PRELIMINARY

JEFFREY A. WOOD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6220, STATE OF TEXAS
FIRM CERTIFICATE NO. 101011-00
DATE: FEBRUARY 17, 2022

STATE OF TEXAS
JEFFREY A. WOOD
#6220
REGISTERED PROFESSIONAL LAND SURVEYOR

THE BEARINGS ARE BASED ON GRID NORTH WITHIN THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE", NAD83 (CORS96, EPOCH 2002.0). AT THE SURFACE, THE COMBINED SCALE FACTOR TO GO FROM SURFACE TO GRID IS 0.9999601439. THE FOLLOWING CONTROL MONUMENTS WERE USED TO ESTABLISH THE BASIS OF BEARINGS:

CONTROL MONUMENT #1
N=7104817.1866
E=3276215.9437

CONTROL MONUMENT #2
N=7103912.1122
E=3276370.3313

CONTROL MONUMENT #3
N=7103327.3720
E=3275863.1674

CONTROL MONUMENT #4
N=7104056.5517
E=3275223.7167

NOTE:
In providing this boundary survey, no attempt has been made to obtain or show data concerning easements, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned. Subsurface and environmental conditions were not surveyed or examined or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property.

Note:
1) Survey Prepared without the benefit of a title commitment. Surveyor did not research for easements of record or not of record.

BOUNDARY SURVEY

11 TRACTS IN THE WILLIAM CRABTREE HEADRIGHT SURVEY, ABSTRACT 180
CASS COUNTY, TEXAS

MTG engineers & surveyors
5930 SUMMERHILL RD.
TEXARKANA TEXAS 75503
P 903.838.6533 | F 903.832.4700
www.mtgengineers.com

Date	Revision/Description

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TBPE NO. 994

Drawn By	Checked By	Project No.	Dwg. Date	File No.	Sheet No.
CK	JW	222034	2/17/2022		1 OF 2

1/4/2022 Drawn:\\222034 Kenny Waun – FM 2328, Atlanta\222034.dwg