

FIELD NOTE DESCRIPTION OF A 30.64 ACRE TRACT OF LAND LOCATED IN THE THOMAS R. WILSON SURVEY, ABSTRACT 1086, CASS COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED IN THE WARRANTY DEED TO JERRY SCOTT AND NOLA SCOTT, DATED APRIL 17, 2000, RECORDED IN VOLUME 1108, PAGE 575, REAL PROPERTY RECORDS, CASS COUNTY, TEXAS, ALSO BEING ALL OF THAT TRACT OF LAND DESCRIBED IN THE WARRANTY DEED TO AMANDA O. HEATHCOTT, DATED NOVEMBER 18TH, 1981, RECORDED IN VOLUME 683, PAGE 709, DEED RECORDS, CASS COUNTY, TEXAS. SAID 30.64 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A RAILROAD TRACT FOUND (N:7083618.75, E:3228079.10) FOR THE SOUTHEAST CORNER OF THIS TRACT, SAME BEING THE SOUTHEAST CORNER OF THIS TRACT OF THAT TRACT OF LAND DESCRIBED IN SAID VOLUME 1108, PAGE 575, SAME BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2023000305, SAME BEING IN THE WEST BOUNDARY LINE OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2011005346;

THENCE SOUTH 87°55'58" WEST 1367.02 FEET TO A REINF BAR FOUND IN THE EAST RIGHT OF WAY LINE OF FARM TO MARKET 1399 FOR THE SOUTHWEST CORNER OF THIS TRACT, SAME BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2023000305;

THENCE NORTH 24°12'16" WEST, AT 254.99 FEET PASSING A REINF BAR FOUND, CONTINUING FOR A TOTAL DISTANCE OF 759.08 FEET TO AN IRON PIPE FOUND IN THE EAST RIGHT OF WAY LINE OF FARM TO MARKET 1399 FOR A CORNER OF THIS TRACT;

THENCE NORTH 87°40'39" EAST 209.61 FEET TO AN IRON PIPE FOUND FOR A CORNER OF THIS TRACT;

THENCE NORTH 23°54'27" WEST 197.38 FEET TO A REINF BAR SET FOR THE NORTHWEST CORNER OF THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2009000477;

THENCE NORTH 87°57'37" EAST 1518.56 FEET TO A REINF BAR FOUND FOR THE NORTHEAST CORNER OF THIS TRACT, BEING IN THE SOUTH BOUNDARY LINE OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2009000477, SAME BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2011005346;

THENCE SOUTH 1°57'31" EAST, AT 324.99 FEET PASSING A REINF BAR FOUND, CONTINUING FOR A TOTAL DISTANCE OF 886.55 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.