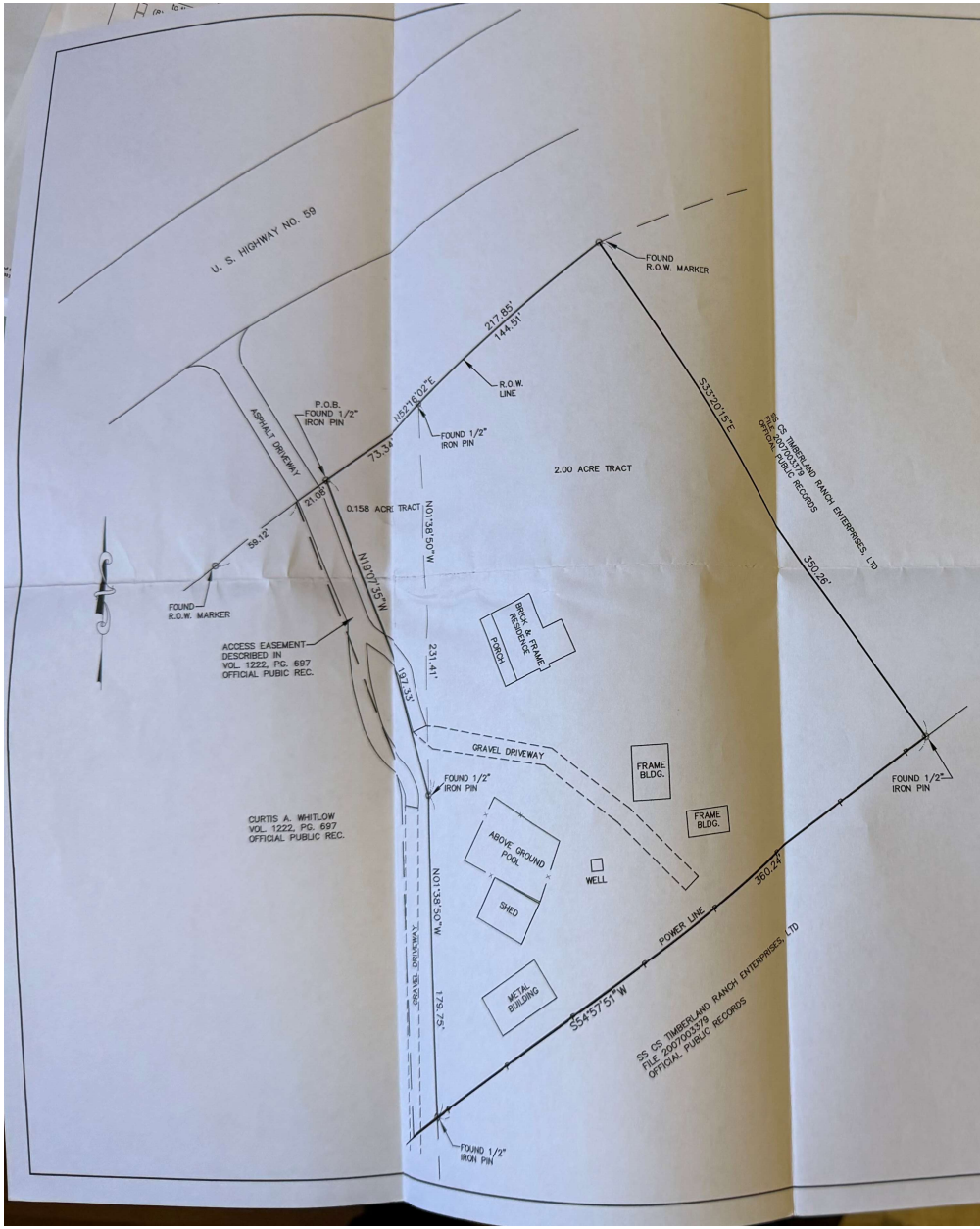

THIS IS TO CERTIFY that this plat correctly reflects the results of a survey made on the ground covering all that certain tract or parcel of land being a part of the JOHN NALL SURVEY, Abstract No. 796, Cass County, Texas, and being a part of that certain tract of land as conveyed from D. Brooks Vaughan, et al, to O. H. Vaughan by Deed dated September 28, 1946, and recorded in Volume 240, Page 149 of the Deed Records of Cass County, Texas, the subject tract of land being all of Tract 1 (2.00 acres) and all of Tract 2 (0.158 acre) as conveyed to Perry G. Studebaker by Warranty Deed with Vendor's Lien recorded as Instrument No. 41825 of the Official Public Records of Cass County, Texas, and the subject tract of land being more particularly described by metes and bounds as follows:

Commencing at the Northwest corner of a certain 50.00 acre tract of land conveyed to Paul T. Vaughan by Warranty Deed dated March 29, 1971, and recorded in Volume 557, Page 63 of the Deed Records of Cass County, Texas, and also being the Northwest corner of that certain 176.00 acre tract conveyed to J. H. Vaughan by Deed recorded in Volume M4, Page 398 of the Deed Records of Cass County, Texas;
THENCE: S 01°47'59" E, 644.20 feet with the West line of said 50.00 acre tract to a point for corner;
THENCE: N 90°00'00" E, 971.29 feet to a concrete right-of-way marker for corner on the South right-of-way line of U. S. Highway No. 59, said point being 149.98 feet at right angles from centerline Station No. 419+25.1 of said Highway;
THENCE: N 52°53'11" E, 189.38 feet with the South right-of-way line of said Highway to a right-of-way marker found for corner;
THENCE: N 52°16'02" E, 80.20 feet with the South right-of-way line of said Highway to a 1/2" iron pin found for corner and being the Point of Beginning for the herein described tract of land, said Point of Beginning being the Northwest corner of said Tract 2 and the Northeast corner of a certain 2.426 acre tract of land as conveyed to Curtis A. Whitlow by Guardianship Deed recorded in Volume 1222, Page 697 of the Official Public Records of Cass County, Texas, and also being the Northeast corner of an Access Easement described as Second Access Easement in said Whitlow Deed;
THENCE: N 52°16'02" E, with the South right-of-way line of said Highway and passing a 1/2" iron pin found for the Northeast corner of said Tract 2 and the Northwest corner of said Tract 1 at 73.34 feet, and continuing for a total distance of 217.85 feet with the South right-of-way line of said Highway to a right-of-way marker found for corner at the Northeast corner of said Tract 1, same being the Northerly Northwest corner of a certain 101.729 acre tract of land as conveyed to SS CS Timberland Ranch Enterprises, LTD., by Warranty Deed recorded as Instrument No. 2007003379 of the Official Public Records of Cass County, Texas;
THENCE: S 33°20'15" E, 350.26 feet with the East line of said Tract 1 and a West line of said 101.729 acre tract to a 1/2" iron pin found for corner at the Southeast corner of said Tract 1 and an inside corner of said 101.729 acre tract;
THENCE: S 54°57'51" W, 360.24 feet with the South line of said Tract 1 and a North line of said 101.726 acre tract to a 1/2" iron pin found for corner at the Southwest corner of said Tract 1 and a Northwest corner of said 101.726 acre tract, same being the East line of said 50.00 acre Paul T. Vaughan tract and the East line of said 2.426 acre tract, and also being the Southeast corner of said Access Easement;
THENCE: N 01°38'50" W, 179.75 feet with the West line of said Tract 1, the East line of said Access Easement, and the East line of said 2.426 acre tract to a 1/2" iron pin found for corner at the most Southerly corner of said Tract 2, same being an angle point in the East line of said Access Easement and said 2.426 acre tract;
THENCE: N 19°07'35" W, 197.33 feet with the West line of said Tract 2, the East line of said Access Easement, and the East line of said 2.426 acre tract to the Point of Beginning and containing 2.158 acres of land, more or less.

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE TITLE COMPANY: The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that any discrepancies, conflict, shortages in area, boundary line conflicts, encroachments of improvements, apparent or visible easements or rights-of-way are as shown hereon and/or described herein as best can be determined by the documents provided and as per on the ground survey, and that said property appears to have access to and from a dedicated roadway.

STATE OF TEXAS REGISTERED JOHNNY E. PLUNK JR. 5080 PROFESSIONAL LAND SURVEYOR

JOHNNY E. PLUNK, JR.
REGISTERED PROFESSIONAL
LAND SURVEYOR
TEXAS NO. 5080

4364 US HIGHWAY 59, ATLANTA, TEXAS

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PLUNK LAND SURVEYING
3005 JEFFERSON AVENUE
TEXARKANA, ARKANSAS 71854
PHONE (870) 779-8002
TX FIRM NO. 10073900

2.158 ACRES
JOHN NALL SURVEY, A-796
CASS COUNTY, TEXAS

SCALE: 1"=40' | DATE: 2/3/2016
DRAWN BY: JEP | JOB NO: 160139