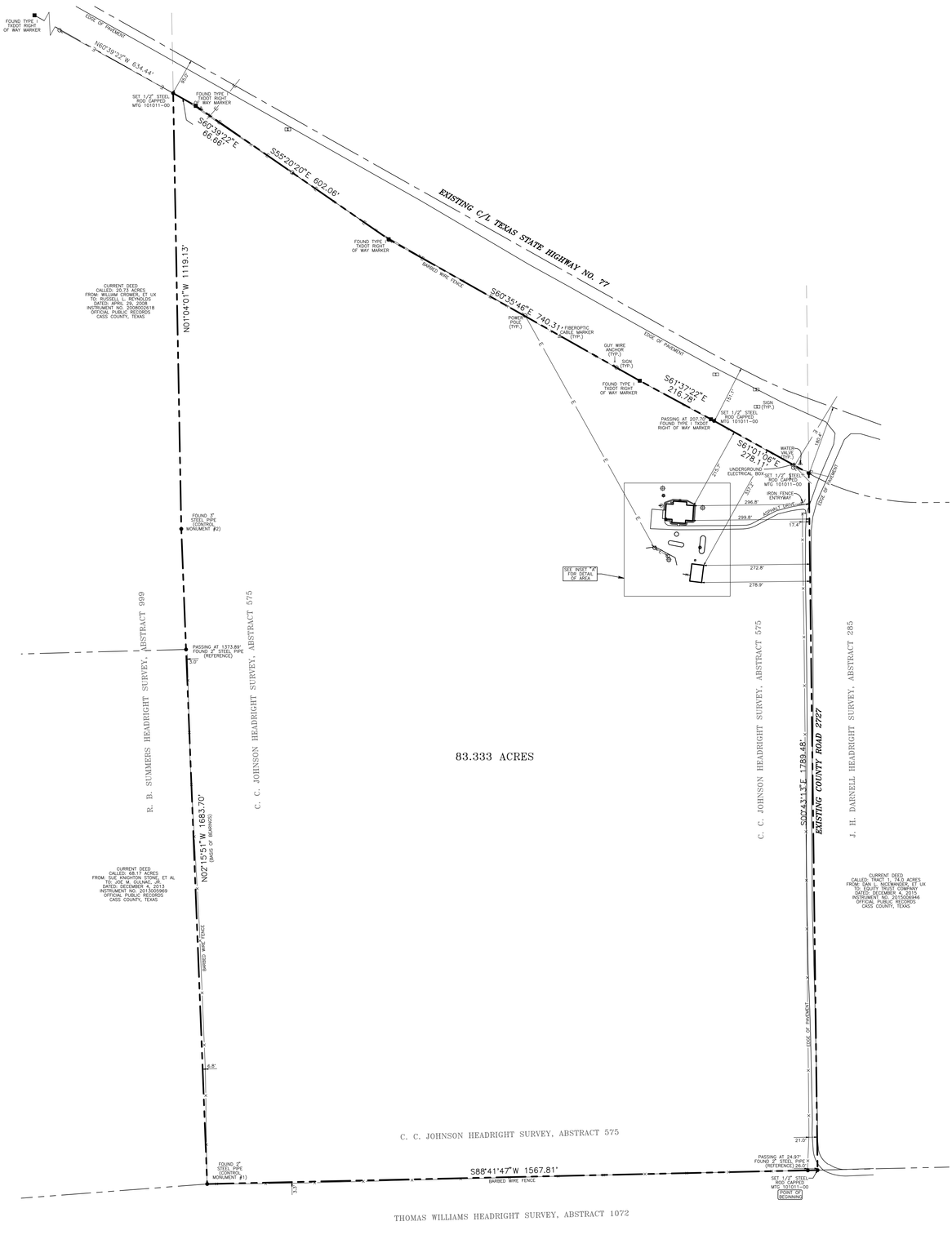


GRAPHIC SCALE 1"=150'
0 150

Property Description
83.333 Acres
Cass County, Texas

All that certain lot, tract or parcel of land lying and situated in the C. C. Johnson Headright Survey, Abstract 575, Cass County, Texas, being all of that certain tract of land described as 51.66 acres in the deed from W. J. Traylor, et ux to Dewey Rogers, et ux, dated January 9, 1967, recorded in Volume 488, Page 486 of the Deed Records of Cass County, Texas, a portion of that certain tract of land described as 29 acres in the deed from D. C. Smith, et ux to Dewey R. Rogers, et ux, dated April 25, 1967, recorded in Volume 492, Page 717 of the Deed Records of Cass County, Texas, and all of that certain tract of land described as 17 acres in the deed from Tommie J. Smith, et ux to Dewey Rogers, et ux, dated October 12, 1981, recorded in Volume 666, Page 224 of the Deed Records of Cass County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod, capped MTG 101011-00, set for a corner on the Southwest side of County Road 2727, being the Southeast corner of the said 51.66 acre tract, the Southeast corner of the said C. C. Johnson Survey, the Southwest corner of that certain tract of land described as Tract 1 with 74.0 acres in the deed from Dan L. Nickwander, et ux to Equity Trust Company, dated December 4, 2015, recorded in Instrument No. 2015006946 of the Official Public Records of Cass County, Texas, the Southwest corner of the J. H. Darnell Headright Survey, Abstract 285, lying in the North line of that certain tract of land described as 37.90 acres in the deed from Jane Womack Leeves, et vir to Judy Womack Hicks, et ux, dated November 6, 2006, recorded in Instrument No. 2006006111 of the Official Public Records of Cass County, Texas, and the North line of the Thomas Williams Headright Survey, Abstract 1072;

THENCE South 88 degrees 41 minutes 47 seconds West at a distance of 24.97 feet, passing a 2 inch steel pipe found for a reference, and continuing along the said course a total distance of 1567.81 feet along the South line of the said 51.66 acre tract, the South line of the said C. C. Johnson Survey, the North line of the said 37.90 acre tract, and the North line of the said Thomas Williams Survey to a 2 inch steel pipe (control monument) found for a corner, being the Southwest corner of the said 51.66 acre tract, the Southwest corner of the said C. C. Johnson Survey, the Southeast corner of that certain tract of land described as 68.17 acres in the deed from Sue Knighton Stone, et al to Joe M. Gulnac, Jr., dated December 4, 2013, recorded in Instrument No. 2013005969 of the Official Public Records of Cass County, Texas, and the Southeast corner of the R. B. Summers Headright Survey, Abstract 999;

THENCE North 02 degrees 15 minutes 51 seconds West (basis of bearings) at a distance of 1373.89 feet, passing a 2 inch steel pipe found for a corner, being an outside ell corner in the East line of the said 68.17 acre tract, and the Southeast corner of that certain tract of land described as 20.73 acres in the deed from William Cromer, et ux to Russell L. Reynolds, dated April 29, 2008, recorded in Instrument No. 2008002618 of the Official Public Records of Cass County, Texas, and continuing along the said course a total distance of 1683.70 feet along the East line of the said 51.66 acre tract, the West line of the said C. C. Johnson Survey, the East line of the said 68.17 acre tract, the East line of the said 20.73 acre tract, and the East line of the R. B. Summers Survey to a 3 inch steel pipe (control monument) found for a corner, being the Northwest corner of the said 51.66 acre tract, and the Southwest corner of the said 29 acre tract;

THENCE North 01 degrees 04 minutes 01 seconds West a distance of 1119.13 feet along the West line of the said 29 acre tract, the West line of the said C. C. Johnson Survey, the East line of the said 20.73 acre tract, and the East line of the said R. B. Summers Survey to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, lying in the intersection of the West line of the said 29 acre tract, and the South right-of-way line of Texas State Highway No. 77 (SH 77), being the Northeast corner of the said 20.73 acre tract;

THENCE South 60 degrees 39 minutes 22 seconds East a distance of 66.66 feet along the South right-of-way line of the said SH 77 to a Type I TxDOT right-of-way marker found for a corner, at an angle point;

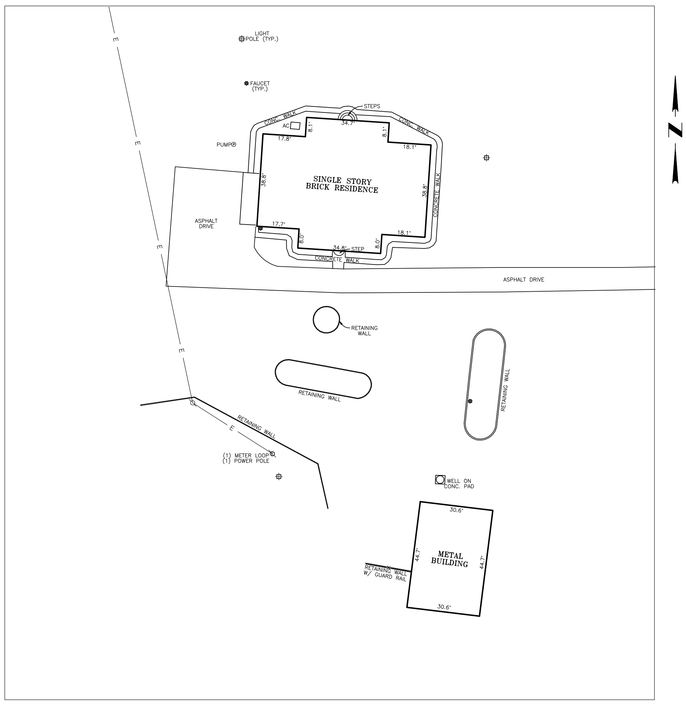
THENCE South 55 degrees 20 minutes 20 seconds East a distance of 602.06 feet along the South right-of-way line of the said SH 77 to a Type I TxDOT right-of-way marker found for a corner, at an angle point;

THENCE South 60 degrees 35 minutes 46 seconds East a distance of 740.31 feet along the South right-of-way line of the said SH 77, and the North line of the said 17 acre tract to a Type I TxDOT right-of-way marker found for a corner, at an angle point;

THENCE South 61 degrees 37 minutes 22 seconds East at a distance of 207.70 feet, passing a Type I TxDOT right-of-way marker, and continuing along the said course a total distance of 216.78 feet along the North line of the said 17 acre tract, and the South right-of-way line of the said SH 77 to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at an angle point;

THENCE South 61 degrees 01 minutes 06 seconds East a distance of 278.11 feet along the North line of the said 17 acre tract, and the South right-of-way line of the said SH 77 to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, being the Northeast corner if the said 17 acre tract, the Northwest corner of the said 74.0 acre tract, lying in the East line of the said C. C. Johnson Survey, the West line of the said J. H. Darnell Survey, and lying on the West side of the said County Road 2727;

THENCE South 00 degrees 43 minutes 13 seconds East a distance of 1789.48 feet along the East line of the said 17 acre tract, the East line of the said 51.66 acre tract, the East line of the said C. C. Johnson Survey, the West line of the said 74.0 acre tract, the West line of the said J. H. Darnell Survey, and generally and partially along the said County Road 2727 to the point of beginning, and containing 83.333 acres of land at the time of this survey.



INSET A
1" = 30'

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, WITH A BEARING OF NORTH 02 DEGREES 15 MINUTES 51 SECONDS EAST. THE COMBINED SCALE FACTOR TO GO FROM SURFACE TO GRID IS 0.99988001438. THE FOLLOWING CONTROL MONUMENTS WERE USED TO ESTABLISH THE BASIS OF BEARINGS:

CONTROL MONUMENT #1
N=7137537.1497
E=3171097.8631

CONTROL MONUMENT #2
N=7139219.5356
E=3171031.3451

SURVEYOR CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON SEPTEMBER 16, 2021. 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 DEWEY ROGERS 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 EXPRESS WRITTEN PERMISSION OF THE UNDERSIGNED.

JEFFREY A. WOOD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6220, STATE OF TEXAS
FIRM CERTIFICATE NO. 101011-00
DATE: SEPTEMBER 17, 2021

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

NOTE:
In providing this boundary survey, no attempt has been made to obtain or show data concerning easements, bays, depths, 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. Easement research was not done for this property by the surveyor, nor was a current title policy provided prior to this survey.

BOUNDARY SURVEY

83.333 ACRES IN THE C. C. JOHNSON HEADRIGHT SURVEY, ABSTRACT 575
CASS COUNTY, TEXAS

Date	Revision/Description

Drawn By	Checked By	Project No.	Dwg. Date
DC	JW	212246	9/17/2021

MTG engineers & surveyors
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TEXARKANA TEXAS 75503
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File No. | Sheet No.

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Fri Sep 17, 2021 10:19AM