

FIELD NOTE DESCRIPTION OF A 24.90 ACRE TRACT OF LAND LOCATED IN THE THOMAS C. LEWIS SURVEY, ABSTRACT 654, CASS COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED IN THE WARRANTY DEED TO PAMELA JEAN GRAHAM, DATED MAY 16, 1986, RECORDED IN VOLUME 776, PAGE 436, REAL PROPERTY RECORDS, CASS COUNTY, TEXAS. SAID 24.90 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINF BAR SET (N: 7107967.22, E: 3321359.97) FOR THE NORTHWEST CORNER OF THIS TRACT, FROM WHICH REINF BAR FOUND FOR THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN SAID VOLUME 1041, PAGE 561 BEARS NORTH 35°00'15" WEST 1388.39 FEET;
 THENCE NORTH 87°24'28" EAST 764.55 FEET TO A REINF BAR SET FOR THE NORTHEAST CORNER OF THIS TRACT,;
 THENCE SOUTH 0°57'06" EAST 1454.80 FEET TO A REINF BAR SET IN THE NORTH RIGHT OF WAY OF COUNTY ROAD 4797 FOR THE SOUTHEAST CORNER OF THIS TRACT, FROM WHICH A RAIL ROAD SPIKE FOUND IN SAID COUNTY ROAD 4797, FOR THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN SAID VOLUME 787, PAGE 658, TRACT ONE, BEARS NORTH 86°45'08" EAST 761.90 FEET;
 THENCE SOUTH 87°16'14" WEST 728.02 FEET TO A REINF BAR SET IN COUNTY ROAD 4797 FOR THE SOUTHWEST CORNER OF THIS TRACT;
 THENCE NORTH 2°23'27" WEST, AT 12.80 FEET PASSING A SUCKER ROD FOUND IN THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 4797, CONTINUING FOR A TOTAL DISTANCE OF 1455.96 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
	FENCE LINE
	ELECTRIC METER
	AIR CONDITIONER

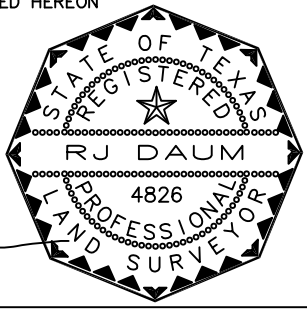
NOTES:
 THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF TITLE COMMITMENT. NOT ALL EASEMENTS OR MATTERS OF TITLE MAY BE SHOWN.
 THIS SURVEY DOES NOT GUARANTEE OWNERSHIP.
 MONUMENTS ARE A 1/2" REINFORCING BAR SET WITH PLASTIC CAP STAMPED "SCHUMANN" UNLESS OTHERWISE NOTED.

Surveyor Certification
 TO THE LIENHOLDERS, _____ PAMELA J. GRAHAM _____

(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 16TH DAY OF MAY, 2024

RJ DAUM
 TEXAS RPLS 4826



SURVEY	
A 24.90 ACRE TRACT OF LAND, LOCATED IN THE, THOMAS C. LEWIS SURVEY, ABSTRACT 654, CASS COUNTY, TEXAS	
SCALE: 1" = 300'	PROJECT: 80254 JOB NO: 80254

SCHUMANN
 SURVEYING, INC.
 A LATERAL LAND COMPANY
 TEXAS FIRM No. 10149500
 Office (903) 417-2914