

**PROPERTY DESCRIPTION - 2631 CR 1347 LINDEN TEXAS**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE EVAN WATSON HEADRIGHT SURVEY, A-1077, CASS COUNTY, TEXAS AND BEING ALL OF A 30.258 ACRE TRACT (TRACT 1) AND ALL OF A 4.000 ACRE TRACT (TRACT 2) AS DESCRIBED IN WARRANTY DEED FROM DONALD E. CALHOUN, W AND WIFE RHONDA CALHOUN TO TOMMY N. QUALLS AND WIFE, NANCY JUNE QUALLS DATED NOVEMBER 23, 1999, RECORDED IN VOLUME 1097, PAGE 522 OF THE REAL PROPERTY RECORDS OF CASS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: AT A FOUND 1/2" REBAR FOR CORNER AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED 30.258 ACRE TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF A 19.75 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO SAM B. HOLDER, ET UX RECORDED IN VOLUME 811, PAGE 37 OF THE REAL PROPERTY RECORDS OF CASS COUNTY, TEXAS, SAME BEING ON THE NORTH BOUNDARY LINE 58.5 ACRE TRACT (PARCEL 45) AS DESCRIBED IN WARRANTY DEED TO HUGHES SPRINGS TIMBER, LLC RECORDED IN DOCUMENT NO. 2017000245 OF THE OFFICIAL PUBLIC RECORDS OF CASS COUNTY, TEXAS;

THENCE: N 89°57'35" W, ALONG AN EXISTING FENCE LINE, SAME BEING THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 30.258 ACRE TRACT, SAME BEING THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 58.5 ACRE TRACT, 757.19 FEET TO A FOUND 1/2" REBAR FOR CORNER AT AN EXISTING FENCE CORNER;

THENCE: N 02°29'58" E, ALONG AN EXISTING FENCE LINE, SAME BEING THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 30.258 ACRE TRACT, SAME BEING THE EAST BOUNDARY LINE OF A 114.67 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO VIRGIL STANFORD, ET UX RECORDED IN VOLUME 064, PAGE 578 OF THE REAL PROPERTY RECORDS OF CASS COUNTY, TEXAS, 259.10 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP (STAMPED R.P.L.S. 4874 TYPICAL) FOR CORNER AT AN EXISTING FENCE P.I. (POINT OF INTERSECTION);

THENCE: N 00°28'12" E, ALONG AN EXISTING FENCE LINE, SAME BEING THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 30.258 ACRE TRACT, SAME BEING THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 114.67 ACRE TRACT, 498.40 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER AT AN EXISTING FENCE P.I.;

THENCE: N 02°45'29" W, ALONG AN EXISTING FENCE LINE, SAME BEING THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 30.258 ACRE TRACT, SAME BEING THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 114.67 ACRE TRACT, 498.40 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER AT AN EXISTING FENCE P.I.;

THENCE: N 01°53'27" W, ALONG AN EXISTING FENCE LINE AND ITS PROJECTION, SAME BEING THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 30.258 ACRE TRACT, SAME BEING THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 114.67 ACRE TRACT, 422.57 FEET TO A FOUND 1/2" REBAR FOR CORNER IN COUNTY ROAD NO. 1347;

THENCE: N 70°38'17" E, WITH THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 30.258 ACRE TRACT, SAME BEING IN COUNTY ROAD NO. 1347, SAME BEING THE SOUTH BOUNDARY LINE OF A 1,000.00 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO AMANDA G. SURRETT RECORDED IN DOCUMENT NO. 2015008450 OF THE OFFICIAL PUBLIC RECORDS OF CASS COUNTY, TEXAS AND WITH THE SOUTH BOUNDARY LINE OF A 158.1737 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO CHARLES M. WATSON, ET UX RECORDED IN DOCUMENT NO. 2017004478 OF THE OFFICIAL PUBLIC RECORDS OF CASS COUNTY, TEXAS, 333.18 FEET TO A SET MAG NAIL FOR CORNER;

THENCE: N 74°19'22" E, WITH THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 30.258 ACRE TRACT, SAME BEING IN COUNTY ROAD NO. 1347, SAME BEING THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 158.1737 ACRE TRACT, 95.21 FEET TO A SET MAG NAIL FOR CORNER;

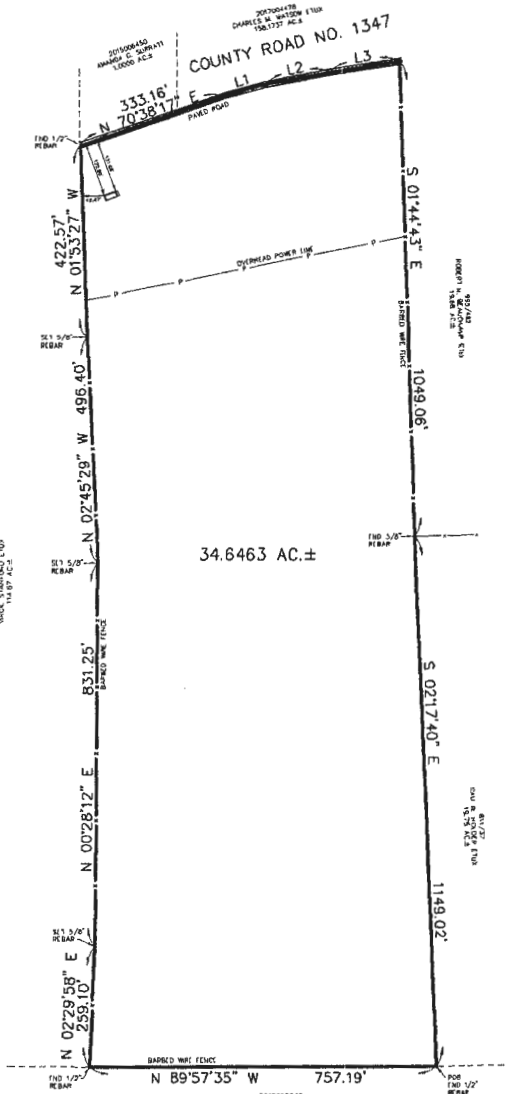
THENCE: N 79°01'24" E, WITH THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 30.258 ACRE TRACT AND THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 4.000 ACRE TRACT, SAME BEING IN COUNTY ROAD NO. 1347, SAME BEING THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 158.1737 ACRE TRACT, 143.72 FEET TO A SET MAG NAIL FOR CORNER;

THENCE: N 79°01'24" E, WITH THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 4.000 ACRE TRACT, SAME BEING IN COUNTY ROAD NO. 1347, SAME BEING THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 158.1737 ACRE TRACT, 153.81 FEET TO A SET MAG NAIL FOR CORNER;

THENCE: S 01°44'43" E, ALONG AN EXISTING FENCE LINE AND ITS PROJECTION, SAME THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 4.000 ACRE TRACT AND THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 30.258 ACRE TRACT, SAME BEING THE WEST BOUNDARY LINE OF A 19.68 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO ROBERT N. BEAULIEU, ET UX RECORDED IN VOLUME 995, PAGE 482 OF THE REAL PROPERTY RECORDS OF CASS COUNTY, TEXAS, 1048.06 FEET TO A FOUND 3/8" REBAR FOR CORNER AT AN EXISTING FENCE CORNER;

THENCE: S 02°17'40" E, WITH THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 30.258 ACRE TRACT, SAME BEING THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 19.75 ACRE TRACT, 1149.02 FEET TO THE POINT OF BEGINNING CONTAINING 34.6463 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON GEODETIC NORTH AS MEASURED USING GPS (GLOBAL POSITIONING SYSTEM) ON AUGUST 17, 2020, OPERATING WITHIN THE PARAMETERS OF WGS-84.



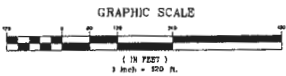
34.6463 AC ±



STRUCTURE DETAIL  
1-20

L1	N 74°19'22" E
	95.21'
L2	N 79°01'24" E
	143.72'
L3	N 80°53'21" E
	153.81'

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● INDICATES SET MAG NAIL

THIS TRACT IS NOT WITHIN A DESIGNATED FLOOD PLAIN, ACCORDING TO FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP, MAP NUMBER 4806700375C, EFFECTIVE DATE APRIL 2001.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, INDEMNITIES, OR BOUNDARY LINE CONFLICTS, ENCUMBRANCES OR EMBODIMENTS, VISIBLE EASEMENTS OR RIGHTS-OF-WAY (ALL EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN BY TITLE COMMITMENT) WAS PROVIDED PRIOR TO FIELD WORK, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC HIGHWAY.

REVISION	DATE	DESCRIPTION	BY	DRAWN BY

DRY NO. 1

<b>LYNCH SURVEYING</b>		CASS COUNTY, TEXAS	
TEXAS FIRM NO. 000330067		EVAN WATSON SURVEY, A-1077	
3608 MAGNOLIA STREET		SURVEY FOR SCHWARZ	
11 KARKANA, TEXAS 75503		Scale: 1" = 120'	
BUSINESS (903) 391-1302 FAX (903) 791-1305		Date: SEP. 2020 Job No. 13847	
DR. BY: JCD. DRAWN BY: MSH. CHECKED BY: JCD.			

Job No. 13947.0T

Property Description - 2631 CR 1347, Linden, Texas

Evan Watson Headright Survey, A-1077, Cass County, Texas

Survey for Guy W. Schwarz

All that certain tract or parcel of land being a part of the Evan Watson Headright Survey, A-1077, Cass County, Texas and being all of a 30.258 Acre tract (Tract 1) and all of a 4.000 Acre tract (Tract 2) as described in Warranty Deed from Donald E. Calhoun, III and wife Rhonda Calhoun to Tommy N. Qualls and wife, Nancy June Qualls dated November 23, 1999, recorded in Volume 1097, Page 522 of the Real Property Records of Cass County, Texas and being more particularly described as follows:

BEGINNING: At a found 1/2" rebar for corner at the Southeast corner of the above described 30.258 Acre tract of land, same being the Southwest corner of a 19.75 Acre tract as described in Warranty Deed to Sam B. Holder, et ux recorded in Volume 811, Page 37 of the Real Property Records of Cass County, Texas, same being on the North boundary line 58.5 Acre tract (Parcel 45) as described in Warranty Deed to Hughes Springs Timber, LLC recorded in Document No. 2017000245 of the Official Public Records of Cass County, Texas;

THENCE: N 89°57'35" W, along an existing fence line, same being the South boundary line of the above described 30.258 Acre tract, same being the North boundary line of the above described 58.5 Acre tract, 757.19 feet to a found 1/2" rebar for corner at an existing fence corner;

THENCE: N 02°29'58" E, along an existing fence line, same being the West boundary line of the above described 30.258 Acre tract, same being the East boundary line of a 114.67 Acre tract as described in Warranty Deed to Virgil Stanford, et ux recorded in Volume 964, Page 578 of the Real Property Records of Cass County, Texas, 259.10 feet to a set 5/8" rebar with plastic cap (Stamped R.P.L.S. 4874 Typical) for corner at an existing fence P.I. (point of intersection);

THENCE: N 00°28'12" E, along an existing fence line, same being the West boundary line of the above described 30.258 Acre tract, same being the East boundary line of the above described 114.67 Acre tract, 831.25 feet to a set 5/8" rebar with plastic cap for corner at an existing fence P.I.;

THENCE: N 02°45'29" W, along an existing fence line, same being the West boundary line of the above described 30.258 Acre tract, same being the East boundary line of the above described 114.67 Acre tract, 496.40 feet to a set 5/8" rebar with plastic cap for corner at an existing fence P.I.;

THENCE: N 01°53'27" W, along an existing fence line and its projection, same being the West boundary line of the above described 30.258 Acre

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tract, same being the East boundary line of the above described 114.67 Acre tract, 422.57 feet to a found 1/2" rebar for corner in County Road No. 1347;

THENCE: N 70°38'17" E, with the North boundary line of the above described 30.258 Acre tract, same being in County Road No. 1347, same being the South boundary line of a 1.0000 Acre tract as described in Warranty Deed to Amanda G. Surratt recorded in Document No. 2015006450 of the Official Public Records of Cass County, Texas and with the South boundary line of a 158.1737 Acre tract as described in Warranty Deed to Charles M. Watson, et ux recorded in Document No. 2017004478 of the Official Public Records of Cass County, Texas, 333.16 feet to a set Mag Nail for corner;

THENCE: N 74°19'22" E, with the North boundary line of the above described 30.258 Acre tract, same being in County Road No. 1347, same being the South boundary line of the above described 158.1737 Acre tract, 95.21 feet to a set Mag Nail for corner;

THENCE: N 79°01'24" E, with the North boundary line of the above described 30.258 Acre tract and the North boundary line of the above described 4.000 Acre tract, same being in County Road No. 1347, same being the South boundary line of the above described 158.1737 Acre tract, 143.72 feet to a set Mag Nail for corner;

THENCE: N 79°01'24" E, with the North boundary line of the above described 4.000 Acre tract, same being in County Road No. 1347, same being the South boundary line of the above described 158.1737 Acre tract, 153.81 feet to a set Mag Nail for corner;

THENCE: S 0144'43" E, along an existing fence line and its projection, same the East boundary line of the above described 4.000 Acre tract and the East boundary line of the above described 30.258 Acre tract, same being the West boundary line of a 19.68 Acre tract as described in Warranty Deed to Robert N. Beauchamp, et ux recorded in Volume 995, Page 482 of the Real Property Records of Cass County, Texas, 1049.06 feet to a found 3/8" rebar for corner at an existing fence corner;

THENCE: S 02°17'40 E, with the East boundary line of the above described 30.258 Acre tract, same being the West boundary line of the above described 19.75 Acre tract, 1149.02 feet to the POINT OF BEGINNING, containing 34.6463 Acres of land, more or less.

BASIS OF BEARINGS: Bearings are based on Geodetic North as measured using GPS (Global Positioning System) on August 17, 2020, operating within the parameters of WGS-84.

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**PBK & Associates LLC**  
*dba Lynch Surveying*  
**3606 Magnolia Street**  
**Texarkana, TX 75503**  
 Voice: 903-791-1392  
 Fax: 903-791-1395

**Invoice**

Invoice Number:  
 7886  
 Invoice Date:  
 Sep 1, 2020

*Customer Name & Address*

**Schwarz, Guy W**  
**2631 CR 1347**  
**Linden, TX 75563**

*Ordered By:*

**Schwarz, Guy W**  
**2631 CR 1347**  
**Linden TX, 75563**

<i>Customer ID</i>	<i>Ordered By</i>	<i>Payment Terms</i>	
<b>13947</b>	<b>Susan Jackson</b>	<b>Net 15 Days</b>	
<i>Customer Pickup or Delivery</i>	<i>Deliver To</i>	<i>Order Date</i>	<i>Due Date</i>
<b>USPS</b>	<b>Lone Star Title</b>		<b>9/16/20</b>

<i>Description</i>	<i>Cost of Job</i>
Final survey on 34.6463 Acres in the Evan Watson HRS, A-1077, Cass Co, TX. 2631 CR 1347, Cass Co, TX. Survey Fees	2,250.00



	<i>Subtotal</i>	2,250.00
	<i>Sales Tax</i>	185.63
	<i>Freight</i>	
	<b>Total Invoice Amount</b>	<b>2,435.63</b>
<i>Check No:</i>	<i>Payment Received</i>	
	<b>TOTAL</b>	<b>2,435.63</b>

Call Toll Free 1-866-290-1392 - Free Estimates - We Appreciate Your Business !!