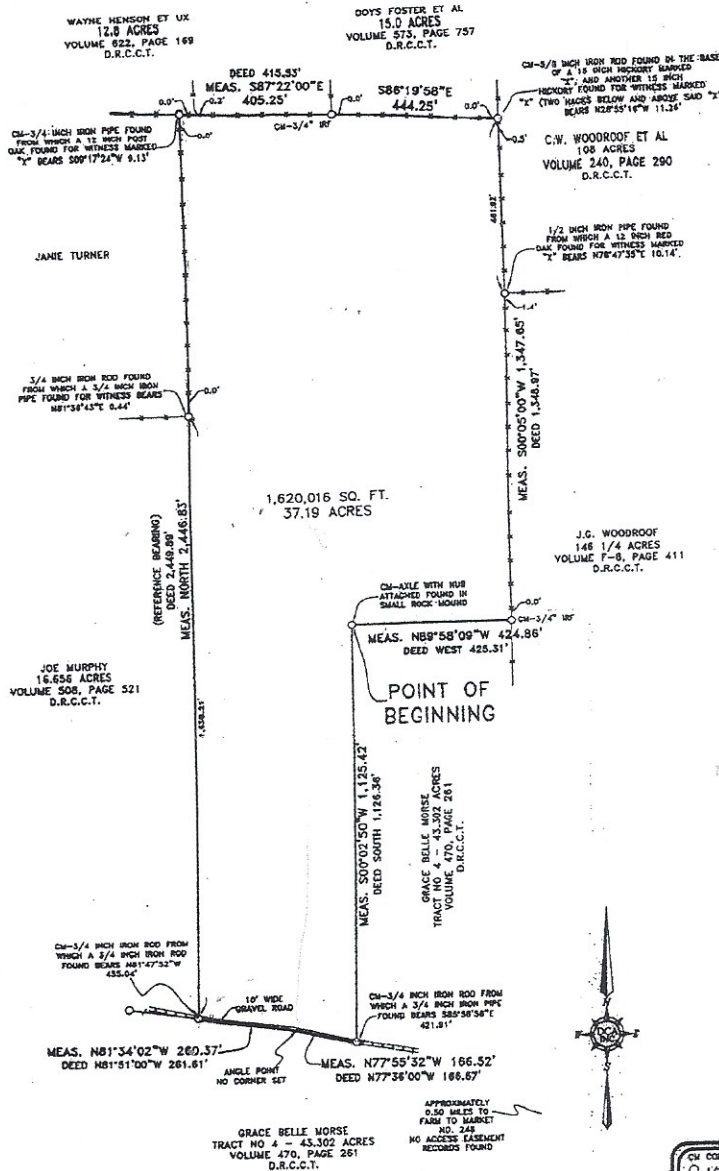


7003



LEGAL DESCRIPTION

Being a lot, tract, or parcel of land situated in the Lavenia Mornen Survey, Abstract No. 681, and being all of that certain tract of 37.25 acres tract of land conveyed from Grace Belle Morse et al to Mottie Baxter et al, by Warranty Deed, as recorded in Volume 485, Page 637, Deed Records, Cass County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an axle found with a hub attached in a small rock mound at the Northern most Northwest corner of a called 43.302 acre Tract No. 4 conveyed to Grace Belle Morse, by Warranty Deed, as recorded in Volume 470, Page 261, Deed Records, Cass County, Texas;

THENCE, South 00 Degrees 02 Minutes 50 Seconds West, with the Northern most West line of said 43.302 acre tract, a distance of 1,125.42 feet to a 3/4 inch iron rod found in a gravel road at an all corner of said 43.302 acre tract, from said point, a 3/4 inch iron pipe found, bears South 85 Degrees 58 Minutes 56 Seconds East, a distance of 421.51 feet;

THENCE, North 77 Degrees 55 Minutes 32 Seconds West, with the Southern most North line of said 43.302 acre tract, and said gravel road, a distance of 186.52 feet to a point for corner in said gravel road at an angle point in the Southern most North line of said 43.302 acre tract;

THENCE, North 81 Degrees 34 Minutes 02 Seconds West, with the Southern most North line of said 43.302 acre tract, and said gravel road, a distance of 260.37 feet to a 3/4 inch iron rod found at the Southeast corner of a called 16.656 acre tract conveyed to Joe Murphy, by Warranty Deed, as recorded in Volume 508, Page 521, Deed Records, Cass County, Texas, from said point, a 3/4 inch iron rod found at the Southwest corner of said 16.656 acre tract, bears North 81 Degrees 47 Minutes 52 Seconds West, a distance of 455.04 feet;

THENCE, North, (Reference Bearing), with the East line of said 16.656 acre tract, and passing at a distance of 1,638.21 feet, a 3/4 inch iron rod found at the Northeast corner of said 16.656 acre tract, from said 3/4 inch iron rod found, a 3/4 inch iron pipe found for witness, bears North 81 Degrees 36 Minutes 43 Seconds East, a distance of 0.44 feet, and continuing for a total distance of 2,446.83 feet to a 3/4 inch iron pipe found in the South line of a called 12.8 acre tract conveyed to Wayne Henson et al, by Warranty Deed, as recorded in Volume 522, Page 169, Deed Records, Cass County, Texas, from said point, a 12 inch post oak found for witness marked "X", bears South 09 Degrees 17 Minutes 24 Seconds West, a distance of 9.13 feet;

THENCE, South 87 Degrees 22 Minutes 00 Seconds East, with the South line of said 12.8 acre tract, a distance of 405.25 feet to a 3/4 inch iron rod found at the Southeast corner of a called 15.0 acre tract, and the Southwest corner of a called 15.0 acre tract conveyed to Doy Foster et al, by Warranty Deed, as recorded in Volume 573, Page 757, Deed Records, Cass County, Texas;

THENCE, South 86 Degrees 19 Minutes 58 Seconds East, with the South line of said 15.0 acre tract, a distance of 444.25 feet to a 5/8 inch iron rod found in the base of a 15 inch hickory marked "X" at the Southeast corner of said 15.0 acre tract, said point being in the West line of a called 108 acre tract conveyed to C.W. Woodroof et al, by Warranty Deed, as recorded in Volume 240, Page 290, Deed Records, Cass County, Texas, from said point, another 15 inch hickory found for witness marked "X" with two hacks above and below said "X", bears North 28 Degrees 55 Minutes 16 Seconds West, a distance of 11.26 feet;

THENCE, South 00 Degrees 05 Minutes 00 Seconds West, with the West line of said 108 acre tract, and passing at a distance of 461.92 feet, a 1/2 inch iron pipe found at the Southwest corner of said 108 acre tract, and the Northwest corner of a called 146 1/4 acre tract conveyed to J.G. Woodroof, by Warranty Deed, as recorded in Volume F-6, Page 411, Deed Records, Cass County, Texas, from said 1/2 inch iron pipe found, a 12 inch red oak found for witness marked "X", bears North 78 Degrees 47 Minutes 35 Seconds East, a distance of 10.14 feet, and continuing for a total distance of 1,347.65 feet to a 3/4 inch iron rod found at the Northeast corner of said 43.302 acre tract;

THENCE, North 89 Degrees 58 Minutes 09 Seconds West, with the Northern most North line of said 43.302 acre tract, a distance of 424.88 feet to the POINT OF BEGINNING and CONTAINING 1,620,016 square feet or 37.19 acres of land.

I, Joshua Huber RPLS 5706, do hereby certify to: Sarah Williamson, as owners: That the Plot of Survey shown hereon is a correct and accurate representation of the property lines and dimensions are as indicated; the location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

SURVEYOR'S NOTES:
 1) BEARINGS ARE BASED ON A 3/4 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF A TRACT OF LAND, AS DESCRIBED IN VOLUME 485, PAGE 637, DEED RECORDS, CASS COUNTY, TEXAS, THENCE NORTH A DISTANCE OF 2,446.83', TO A 3/4 INCH IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID TRACT.
 2) THERE DOES NOT APPEAR TO BE A RECORDED ACCESS EASEMENT FROM A PUBLIC ROAD TO THE SUBJECT TRACT, ALONG THE SOUTH BOUNDARY LINE. THERE IS A GRAVEL ROAD WHICH LEADS TO FARM TO MARKET NO. 248, APPROXIMATELY 0.5 MILES EAST OF THE SOUTHWEST CORNER OF SAID SUBJECT TRACT.
 3) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROJECT.

<p>37.19 ACRES</p> <p>LAVENIA MORNEN SURVEY, ABSTRACT NO. 681</p> <p>CASS COUNTY, TEXAS</p> <p>PRIVATE ROAD</p>		<p>LEGEND</p> <p>○ 1/2" IRON ROD FOUND</p> <p>○ 5/8" IRON ROD SET</p> <p>○ 1" IRON PIPE FOUND</p> <p>□ FENCE POST CORNER</p> <p>□ "X" FOUND IN CONCRETE</p> <p>△ UNDERGROUND ELECTRIC</p> <p>▲ OVERHEAD ELECTRIC</p> <p>○ POWER POLE</p> <p>A/C AIR CONDITIONING</p> <p>○ WATER METER</p> <p>○ GAS METER</p> <p>○ WATER VALVE</p> <p>○ CONCRETE MONUMENT FOUND</p> <p>○ 600 MAIL FOUND</p> <p>○ SKIPPED TANK</p> <p>○ SEWER</p> <p>○ KUT WIRE</p> <p>○ TELEPHONE POSTAL</p> <p>○ ELEC. POSTAL</p> <p>○ COVERED POOL/DECK OR CARPORT</p> <p>○ CONCRETE PAVING</p> <p>○ WOOD DECK OR PORCH</p>
<p>DOUG CONNALLY & ASSOC., INC.</p> <p>458 HILLCREST DRIVE</p> <p>SULPHUR SPRINGS, TEXAS 75482</p> <p>PHONE: (903) 438-1200</p> <p>FAX: (903) 438-1268</p> <p>www.dougsurveying.com</p>		<p>SCALE: 1"=300'</p> <p>DATE: 12/21/2018</p> <p>DRAWN: J.H.</p> <p>REV: 1</p>