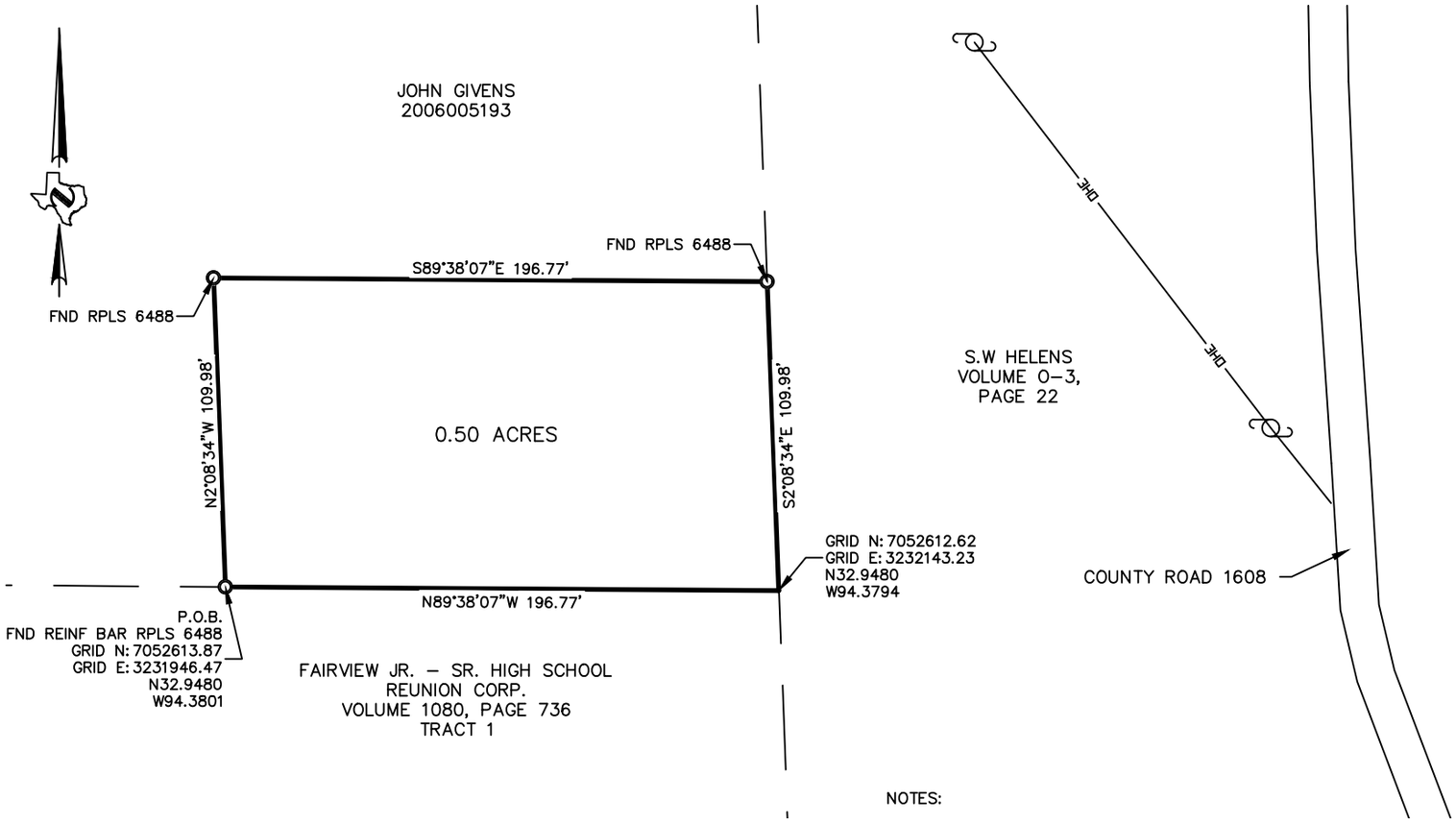

FIELD NOTE DESCRIPTION OF A 0.50 ACRE TRACT OF LAND LOCATED IN THE K. WELLBORN SURVEY, ABSTRACT 1099, CASS COUNTY, TEXAS. SAME BEING THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED TO KIRBY JARRELL, DATED JANUARY 11, 2023, RECORDED IN INSTRUMENT NUMBER 2023000174, OFFICIAL PUBLIC RECORDS OF CASS COUNTY, TEXAS. SAID 0.50 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINF BAR FOUND (N: 7052613.87, E: 3231946.47) FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 2°08'34" WEST 109.98 FEET TO A REINF BAR FOUND FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE SOUTH 89°38'07" EAST 196.77 FEET TO A REINF BAR FOUND FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 2°08'34" EAST 109.98 FEET TO THE SOUTHEAST CORNER OF THIS TRACT;

THENCE NORTH 89°38'07" WEST 196.77 FEET TO THE PLACE OF BEGINNING.

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:

— OHE —	OVERHEAD ELECTRIC
	UTILITY POLE
	MONUMENT AS DESCRIBED
	PROPERTY LINE
— —	ADJOINING PROPERTIES

Surveyor Certification

TO THE LIENHOLDERS, KIRBY JARRELL

(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 9TH DAY OF FEBRUARY, 2023

STATE OF TEXAS
REGISTERED
RJ DAUM
4826
PROFESSIONAL
LAND SURVEYOR

RJ DAUM
TEXAS RPLS 4826

NOTES:

BEARINGS AND DISTANCES SHOWN ARE GRID BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.

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.

SCHUMANN
SURVEYING, INC.
A LATERAL LAND COMPANY
TEXAS FIRM No. 10149500
412 BROADWAY AVENUE
MAUD, TEXAS 75567
(903) 417-2914

SURVEY

A 0.50 ACRE TRACT OF LAND,

LOCATED IN THE,

K. WELLBORN SURVEY,

ABSTRACT 1099,

CASS COUNTY, TEXAS

SCALE: 1" = 60'

PROJECT: 79134
JOB NO.: 79134