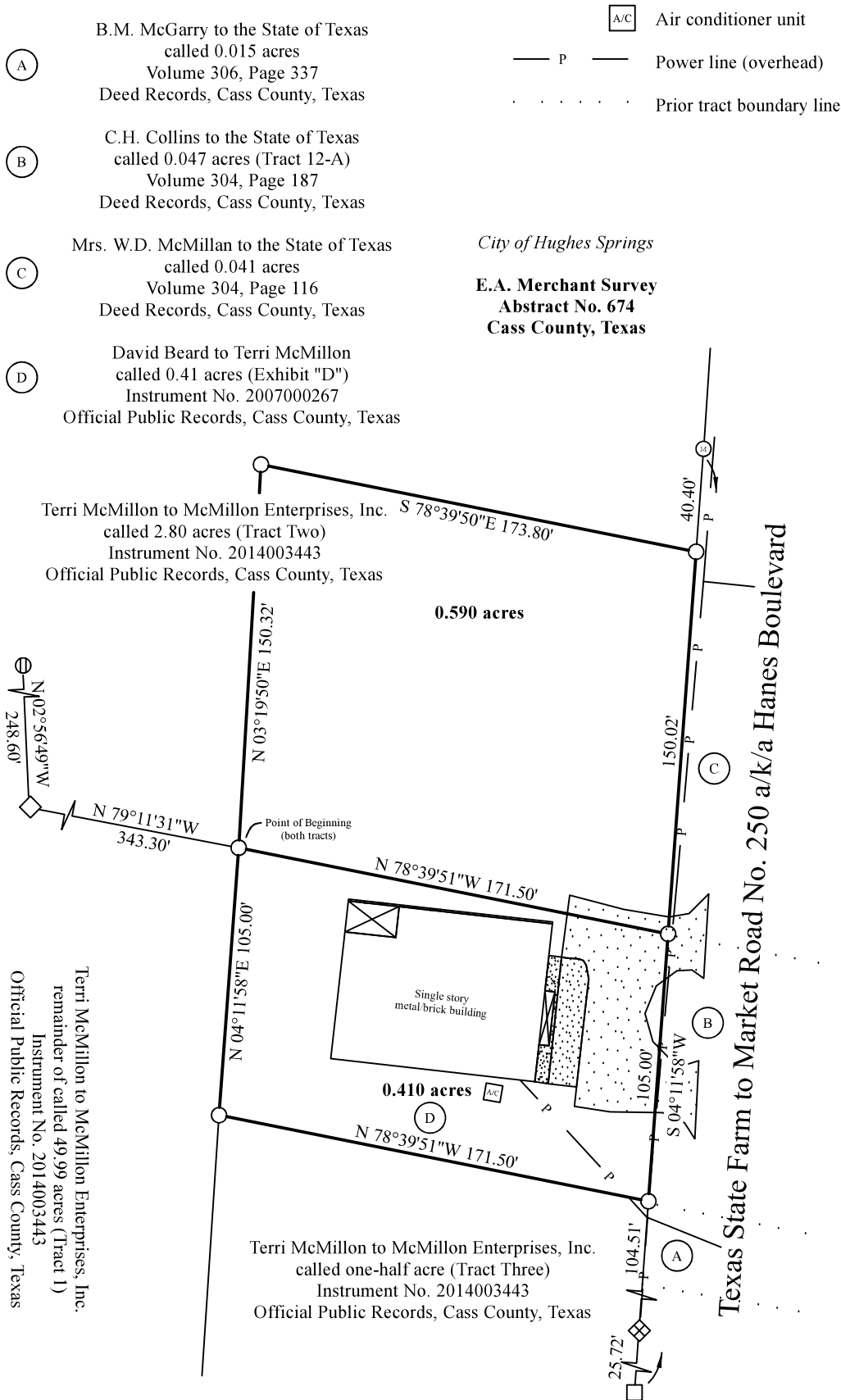


- 1/2" iron rod with a cap marked "Denney" set
- Ⓢ 1/2" iron rod with a cap marked "Harris" found
- ◇ 1/2" iron rod found
- ⊙ Magnetic anomaly found
- ◇ 1/2" iron rod with a cap marked "Morphew" found
- Concrete right-of-way monument (Type I) found

Scale: 1" = 60'



STATE OF TEXAS

COUNTY OF CASS

Denney Land Surveying, LLC does hereby certify that the following plat and descriptions were prepared from an actual survey made on the ground during the month of June, A.D. 2021.

DESCRIPTION OF PROPERTY

0.410 acres

Being a tract of land located in the E.A. Merchant Survey, Abstract No. 674, Cass County, Texas, and in the City of Hughes Springs, and being all of a called 0.41 acre tract (Exhibit "D") conveyed to Terri McMillon in a Deed known as Instrument No. 2007000267 of the Official Public Records of Cass County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod with a cap marked "Denney" set at the northwest corner of said 0.41 acre tract, a northeast corner of the remainder of a called 49.99 acre tract (Tract 1) conveyed to McMillon Enterprises, Inc. in a Deed known as Instrument No. 2014003443 of the Official Public Records of Cass County, Texas, and the southwest corner of a 0.590 acre tract surveyed out this June 2021, the same lying in the south line of a called 2.80 acre tract (Tract Two) described in last said Deed, from which a 1/2" iron rod found at the southwest corner of said 2.80 acre tract and an ell corner of said 49.99 acre tract bears North 79°11'31" West 343.30 feet, and a 1/2" iron rod with a cap marked "Harris" found at the northwest corner of said 2.80 acre tract and a northeast corner of said 49.99 acre tract bears North 79°11'31" West 343.30 feet and North 02°56'49" West 248.60 feet;

Thence South 78°39'51" East along the north line of said 0.41 acre tract, south line of said 0.590 acre tract and south line of said 2.80 acre tract for a distance of 171.50 feet to a 1/2" iron rod with a cap marked "Denney" set at the northeast corner of said 0.41 acre tract, southeast corner of said 0.590 acre tract, southeast corner of said 2.80 acre tract, southwest corner of a called 0.041 acre tract conveyed to the State of Texas in a Deed found in Volume 304, Page 116 of the Deed Records of Cass County, Texas, and northeast corner of a called 0.047 acre tract (Tract 12-A) conveyed to the State of Texas in a Deed found in Volume 304, Page 187 of the Deed Records of Cass County, Texas, the same lying in the western right-of-way line of Texas State Farm to Market Road No. 250 (a/k/a Hanes Boulevard), from which a magnetic anomaly found on the north edge of Hughes Creek bears North 04°11'58" East 190.42 feet;

Thence South 04°11'58" West along the west line of said 0.047 acre tract and said right-of-way and the east line of said 0.41 acre tract for a distance of 105.00 feet to a 1/2" iron rod with a cap marked "Denney" set at the southeast corner of said 0.41 acre tract, southwest corner of said 0.047 acre tract, northwest corner of a called 0.015 acre tract conveyed to the State of Texas in a Deed found in Volume 306, Page 337 of the Deed Records of Cass County, Texas, and northeast corner of a called one-half acre tract (Tract Three) described in second said Deed, from which a 1/2" iron rod with a cap marked "Morphew" found at the southeast corner of said one-half acre tract and a northeast corner of said 49.99 acre tract bears South 04°11'58" West 104.51 feet, and a concrete right-of-way monument (Type I) found at a southeast corner of said 49.99 acre tract bears South 04°11'58" West 130.23 feet;

Thence North 78°39'51" West along the north line of said one-half acre tract and the south line of said 0.41 acre tract for a distance of 171.50 feet to a 1/2" iron rod with a cap marked "Denney" set at the northwest corner of said one-half acre tract and the southwest corner of said 0.41 acre tract, the same lying in an east line of said 49.99 acre tract;

Thence North 04°11'58" East along the west line of said 0.41 acre tract and an east line of said 49.99 acre tract for a distance of 105.00 feet to the place of beginning, and containing 0.410 acres of land.

0.590 acres

Being a tract of land located in the E.A. Merchant Survey, Abstract No. 674, Cass County, Texas, and in the City of Hughes Springs, and being part of a called 2.80 acre tract (Tract Two) conveyed to McMillon Enterprises, Inc. in a Deed known as Instrument No. 2014003443 of the Official Public Records of Cass County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod with a cap marked "Denney" set at the northwest corner of a called 0.41 acre tract (Exhibit "D") conveyed to Terri McMillon in a Deed known as Instrument No. 2007000267 of the Official Public Records of Cass County, Texas and a northeast corner of the remainder of a called 49.99 acre tract (Tract 1) described in first said Deed, the same lying in the south line of said 2.80 acre tract, from which a 1/2" iron rod found at the southwest corner of said 2.80 acre tract and an ell corner of said 49.99 acre tract bears North 79°11'31" West 343.30 feet, and a 1/2" iron rod with a cap marked "Harris" found at the northwest corner of said 2.80 acre tract and a northeast corner of said 49.99 acre tract bears North 79°11'31" West 343.30 feet and North 02°56'49" West 248.60 feet;

Thence across said 2.80 acre tract the following courses: North 03°19'50" East 150.32 feet to a 1/2" iron rod with a cap marked "Denney" set; South 78°39'50" East 173.80 feet to a 1/2" iron rod with a cap marked "Denney" set in the east line of said 2.80 acre tract, western right-of-way line of Texas State Farm to Market Road No. 250, and the west line of a called 0.041 acre tract conveyed to the State of Texas in a Deed found in Volume 304, Page 116 of the Deed Records of Cass County, Texas, from which a magnetic anomaly found on the north edge of Hughes Creek bears North 04°11'58" East 40.40 feet;

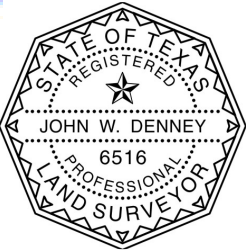
Thence South 04°11'58" West along the east line of said 2.80 acre tract and west line of said right-of-way and said 0.041 acre tract for a distance of 150.02 feet to a 1/2" iron rod with a cap marked "Denney" set at the southeast corner of said 2.80 acre tract, northeast corner of said 0.41 acre tract, southwest corner of said 0.041 acre tract, and northwest corner of a called 0.047 acre tract (Tract 12-A) conveyed to the State of Texas in a Deed found in Volume 304, Page 187 of the Deed Records of Cass County, Texas, from which a 1/2" iron rod with a cap marked "Denney" set at the southeast corner of said 0.41 acre tract and the northeast corner of a called one-half acre tract (Tract Three) described in first said Deed bears South 04°11'58" West 105.00 feet, a 1/2" iron rod with a cap marked "Morphew" found at the southeast corner of said one-half acre tract and a northeast corner of said 49.99 acre tract bears South 04°11'58" West 209.51 feet, and a concrete right-of-way monument (Type I) found at a southeast corner of said 49.99 acre tract bears South 04°11'58" West 235.23 feet;

Thence North 78°39'51" West along the south line of said 2.80 acre tract and north line of said 0.41 acre tract for a distance of 171.50 feet to the place of beginning, and containing 0.590 acres of land.

*John W. Denney*

John W. Denney  
Registered Professional Land Surveyor No. 6516  
Licensed State Land Surveyor  
Denney Land Surveying, LLC  
Firm Registration No. 10194010  
PO Box 451  
Mount Pleasant, TX 75456  
Office: 903-577-0424  
Fax: 903-577-0425  
Email: john@denneylandsurveying.com  
Job No. 2021-D130  
CRD 2018-D096

COPY



Notes:

- (1) No underground utilities shown. No easement research was performed and no easements are shown.
- (2) Bearings are based on grid north in NAD83(2011), Texas Coordinate System, North Central Zone (No. 4202), as observed by GNSS.
- (3) The property shown was surveyed based on a provided deed and/or legal description. It is possible one or more tracts have been severed from the subject, and this survey does not intend to describe ownership of all or any part of the subject.
- (4) Controlling monuments are the: (a) concrete right-of-way monument (Type I) shown as found; (b) 1/2" iron rods (capped and uncapped) shown as found.

