

Boundary Surveys
ALTA/ACSM Surveys
Oil/Gas Surveys
Route Surveys
Topographic Surveys
Construction Layout



910 A Judson Road
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Firm License
10023000

Texas • Arkansas • Louisiana

Red Oak Investments
367 County Road 1899
Linden, Texas 75563

TRACT 4
Field Notes On 11.278 Acre Tract
Samuel Harrison Survey, Abstract 524
Cass County, Texas

All that certain 11.278 acre tract of land in the Samuel Harrison Survey, Abstract 524, in Cass County, Texas, being part of the called 13.789 acre tract of land conveyed from John Wayne Powell and Brenda Ann Powell to John & Brenda Powell Living Trust by Warranty Deed dated November 12, 2019, and recorded in Clerk's File No. (CFN) 20190050110 of the Real Property Records of Cass County, Texas and described as Lot 1, Lot 3, Lot 4 and Lot 5, of the Partition of The A.G. Powell Estate, according to the plat of same recorded in Volume 2, Page, 88, of the Plat records of Cass County, Texas, said 11.278 acre tract being more particularly described as follows:

Note: 1. All Set Iron Rods herein are 5/8" rebar with pink cap marked "D. Collins RPLS 6488".
2. Bearings and Distances are based upon the Texas State Plane Coordinate System, North Central Zone (4202), 1983 North American Datum.

BEGINNING at a PK Nail set in the intersection of the North line of Lot 1, of said Partition, South line of Lot 2, and center line of County Road 3439, from which 5/8" iron rod set in the East and West right of way line of said County Road bear N 87°57'00" E - 30.85 feet and S 87°57'00" W - 31.13 feet, respectfully, and 5/8" iron rod set for the Northwest corner of said Lot 2, and Southwest corner of said Lot 3, bears S 87°55'46" W - 656.05 feet;

THENCE: in a Northeasterly direction with the approximate centerline of said County Road 3439, the courses, and distances as follow:

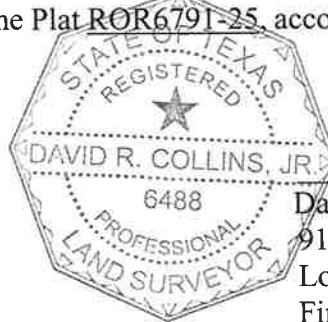
- N 14°02'38" E - 140.44 feet to a Point,
- N 17°51'05" E - 72.11 feet to a Point,
- N 35°37'29" E - 53.59 feet to a Point,
- N 52°05'59" E - 55.47 feet to a Point,
- N 65°46'24" E - 71.34 feet to a Point,
- N 73°57'48" E - 154.41 feet to a Point,
- N 67°11'33" E - 110.29 feet to a Point,
- N 51°19'01" E - 98.93 feet to a Point,
- N 42°29'59" E - 91.35 feet to a PK Nail set and
- N 29°11'15" E - 33.45 feet to a PK Nail set for the Northwest corner of this tract, from which a 5/8" iron rod set in the East right of way line of said County Road 3439, bears N 85°14'49" E - 28.64 feet;


THENCE: N 85°14'49" E - 526.00 feet to a 5/8" iron rod set in the West line of the called 26.723 acre tract conveyed to Lisa Virginia Belote by Warranty Deed recorded in CFN 2013005386 of said Real Property Records for the Northeast corner of this tract, from which a smooth 5/8" iron rod found for the Northeast corner of said lot 4, bears N 02°44'52" W - 104.81 feet;

THENCE: S 02°44'52" E generally along a fence and with the West line of said called 26.723 acre tract and continuing with the West line of the called 54.00 acre tract conveyed to Charles E. Culpepper, Jr. by Warranty Deed recorded in Volume 947, Page 246, of said Real Property Records to a distance of 558.15 feet to a smooth 5/8" iron rod found for the Northeast corner of said Lot 2, and Southeast corner of said Lot 3, and this tract, from which a smooth 5/8" iron rod found for the Southeast corner of said Lot 2, bears S 02°42'26" E - 331.90 feet;

THENCE: S 87°55'46" W with the North line of said Lot 2, a distance of 1153.25 feet to the POINT OF BEGINNING, containing 11.278 acres of land, more or less.

I, David R. Collins, Jr., Registered Professional Land Surveyor #6488, do hereby certify that the above field notes are true and correct as shown on the Plat ROR6791-25, according to a survey made by me upon the ground July 10, 2025.




David R. Collins, Jr., RPLS #6488
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