

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



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Texas • Arkansas • Louisiana

Red Oak Investments
367 County Road 1899
Linden, Texas 75563

TRACT 6
Field Notes On 12.319 Acre Tract
Samuel Harrison Survey, Abstract 524
Cass County, Texas

All that certain 12.319 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 12.319 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 approximate centerline of County Road 3439 and South line of said Lot 2, for the Northwest corner of the called 38 acre tract conveyed to Timothy Dale Rankin by Warranty Deed recorded in CFN 2022002844 of said Real Property Records and R.C. Allen Survey, Abstract No. 23, of said County, and Northeast corner of E. Batey Survey Abstract no. 93, of said County, from which 5/8" iron rod set for reference in the East right of way line of said County, Road bears N 87°56'02" E - 25.68 feet and smooth 5/8" iron rod found for the Southwest corner of said Lot 1, bears S 87°56'02" W - 14.02 feet;

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

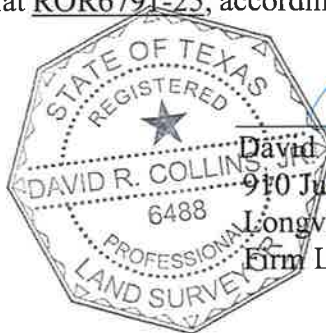
- N 12°47'39" E - 128.14 feet to a Point,
- N 15°03'48" E - 72.83 feet to a Point,
- N 25°24'56" E - 79.54 feet to a Point and
- N 34°33'42" E - 130.45 feet to a PK Nail set in the intersection on said centerline and South line of said Lot 2, for the Northwest corner of this tract, from which a 5/8" iron rods set in the East and West right of way line of said County Road bears 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 1 bears S 87°57'00" W - 459.85 feet;

THENCE: N 87°57'00" E with the South line of said Lot 2, a distance of 1349.23 feet to a smooth 5/8" iron rod found for the Southeast corner of same in 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, and for the Northeast corner of this tract;

THENCE: S 02°50'54" E with the West line of said called 54.00 acre tract 368.36 feet to a 3/4" iron pipe found for the Southwest corner of same in the North line of said called 38 acre tract and said Allen Survey, and for the Southeast corner of this tract;

THENCE: S 87°56'02" W with the North line of said called 38 acre tract and said Allen Survey 1523.10 feet to the POINT OF BEGINNING, containing 12.319 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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