



FIELD NOTE DESCRIPTION OF A 9.61 ACRE TRACT OF LAND LOCATED IN THE DICKSON DYER SURVEY, ABSTRACT 256, CASS COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO SUSAN ELIZABETH BOYD, DATED OCTOBER 6, 2003, RECORDED IN VOLUME 1215, PAGE 190, REAL PROPERTY RECORDS, CASS COUNTY, TEXAS. SAID 9.61 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A REINF BAR SET (N: 7104915.49, E: 3266771.55) FOR THE NORTHEAST CORNER OF THIS TRACT;
 THENCE SOUTH 1°58'31" EAST 1081.11 FEET TO A REINF BAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
 THENCE SOUTH 88°52'30" WEST 556.81 FEET TO A REINF BAR SET IN THE EAST RIGHT OF WAY OF COUNTY ROAD 1111 FOR THE SOUTHWEST CORNER OF THIS TRACT;
 THENCE NORTH 0°00'00" EAST 505.19 FEET TO A REINF BAR SET IN THE EAST RIGHT OF WAY OF COUNTY ROAD 1111 FOR A CORNER OF THIS TRACT;
 THENCE NORTH 90°00'00" EAST 283.50 FEET TO AN IRON PIPE FOUND FOR A CORNER OF THIS TRACT;
 THENCE NORTH 0°00'00" EAST 590.90 FEET TO A REINF BAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
 THENCE SOUTH 88°51'47" EAST 235.99 FEET TO THE PLACE OF BEGINNING.

AREA, 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.

NOTES:

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.

Surveyor Certification

TO THE LIEBHOLDERS, SUSAN ELIZABETH BOYD

(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 3RD DAY OF JUNE, 2024

RJ DAUM
 TEXAS RPLS 4826

LEGEND:

- MONUMENT AS DESCRIBED
- PROPERTY LINE
- ADJOINING PROPERTIES
- X FENCE LINE



SCHUMANN
 SURVEYING, INC.

A LATERAL LAND COMPANY
 TEXAS FIRM No. 10149503

Office (803) 417-2914



SURVEY

A 9.61 ACRE TRACT OF LAND,
 LOCATED IN THE,
 DICKSON DYER SURVEY,
 ABSTRACT 256,
 CASS COUNTY, TEXAS

SCALE: 1" = 200'

PROJECT: 80268
 JOB NO: 80268

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