

TRACT 1
Field Notes On 40.000 Acre Tract
William Rector Survey, Abstract No. 1086
Cass County, Texas

All that certain 40.000 acre tract of land in the William Rector Survey, Abstract No. 896, in Cass County, Texas, being the North part of the called 83 acre tract conveyed from Joe B. Lovelace, et al to the Lovelace Family Real Estate Trusts by Fiduciary Distribution Deed dated October 1, 2024, and recorded in Clerk's File No. (CFN) 2024005996 of the Real Property Reports of ass County, Texas and described as "Tract B" therein, said 40.000 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.

COMMENCING at a 1" iron pipe found in the North line of the residue of the called 51 acre tract conveyed to Bill Proctor Nelson by Warranty Deed recorded in Volume 305, Page 325, of the Deed Records of Cass County, Texas, for the Southwest corner of the called 27.586 acre tract conveyed to Pamela R. Henry and husband, Kyle Bruce Henry by Warrant Deed recorded in CFN 2021001254 of said Real Property Records, Southwest corner of an existing 50' wide access easement recorded in Volume 1079, Page 789, of the Deed Records of Cass County, Texas, and for the Southeast corner of said called 81 acre tract and the 42.782 acre tract, also surveyed this date and described as "TRACT 2", from which a capped 1/2" iron pipe found (MTG) in the intersection of the north line of said called 51 acre tract and West right of way line of Highway 8, for the Southeast corner of the called 27.586 acre tract and said easement bears S 88°05'24" W - 1208.28 feet;

THENCE: N 01°56'55" W with the West line of said called 27.586 acre tract 1177.87 feet to a called 1/2" iron rod found for the Northwest corner of same, Southwest corner of the called the called 44.317 acre tract conveyed to Barbara Earlene Folmar by General Warranty Deed recorded in CFN 2023001420 of said Real Property Records and described as Tract 1" therein;

THENCE: N 01°58'06" W with the West line of said called 44.317 acre tract 554.60 feet to a 5/8" iron rod set for the Northeast corner of said "TRACT 2", Southeast corner of this tract and for the POINT OF BEGINNING;

THENCE: S 87°38'44" W with the North line of said "TRACT 2", a distance of 1084.80 feet to a 5/8" iron rod set for the Northwest corner of same in the East line of the called 100 acre tract conveyed to Jeff Hargett and Kristi Hargett by Warranty Deed recorded in CFN 2007003384 of said Real Property Records, and for the Southwest corner of this tract;

THENCE: N 02°21'16" W with the East line of said called 100 acre tract 81.02 feet to an Axle found for the Northeast corner of same and Southeast corner of the called 62.305 acre tract conveyed to 1172KGA, LTD by Special Warranty Deed recorded in CFN 2009000477 of said Real Property Records, and described as "Tract One" therein;

THENCE: N 02°51'21" W with the East line of said called 62.305 acre tract and continuing with the East line of the called 25 acre tract recorded in aforesaid CFN 2009000477, and described as "Tract two", therein, for a distance of 1088.94 feet to a 5/8" iron rod set for the Northeast corner of same, and "L" corner of this tract, from which a found 1/4" iron pipe bears N 65°27'57" E - 1.53 feet, found 3/4" iron pipe found bears S 04°57'22" E - 12.60 feet and 4"x4" concrete monument bears S 02°51'21" E - 12.51 feet;

THENCE: S 88°11'53" W with the North line of said called 25 acre tract 168.83 feet to a 1" iron pipe found for the Southeast corner of the called 88.901 acre tract conveyed to Glenn SA, Weiss and Judy C. Weiss by Special Warranty Deed recorded in CFN 20210021778 of said Real Property Records and for an "L" corner of this tract;

THENCE: N 02°15'42" W with the East line of said called 88.901 acre tract 282.80 feet to a 4"x4" concrete monument found for the Southwest corner of the called 79.100 acre tract conveyed to Jason

Wayne Chaney by Warranty Deed recorded in CFN 2022003075 of said Real Property Records. and for the Northwest corner of said called 83 acre tract and this tract;

THENCE: N 86°42'33" E with the South line of said called 79.100 acre tract 1334.20 feet to a 1" iron pipe found for the Northwest corner of said called 44.317 acre tract, and Northeast corner of said called 83 acre tract and this tract, from which a capped 1/2" iron pipe found (MTG) in the intersections of the West right of way line of said Highway 8, and North line of said called 51 acre tract for the Northeast corner of the called 27.586 acre tract bears N 86°42'37" E - 1059.06 feet;

THENCE: S 01°57'49" E with the West line of said called 44.317 acre tract 1446.26 feet to a 1" iron pipe found for an "L" corner of same;

THENCE: S 88°03'43" W with most Southerly North line of said called 44.317 acre tract 61.27 feet to a capped 1/2" iron rod found for the most Southerly Northwest corner of same;

THENCE: S 01°58'06" E with the West line of said called 44.317 acre tract 30.37 feet to the POINT OF BEGINNING, containing 40.000 acres of land, more or less.

TRACT 2
Field Notes On 42.782 Acre Tract
William Rector Survey, Abstract No. 1086
Cass County, Texas

All that certain 42.782 acre tract of land in the William Rector Survey, Abstract No. 896, in Cass County, Texas, being the South part of the called 83 acre tract conveyed from Joe B. Lovelace, et al to the Lovelace Family Real Estate Trusts by Fiduciary Distribution Deed dated October 1, 2024, and recorded in Clerk's File No. (CFN) 2024005996 of the Real Property Reports of ass County, Texas and described as "Tract B" therein, said 42.782 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.

COMMENCING at a capped 1/2" iron pipe found (MTG) in the intersections of the West right of way line of Highway 8, and North line of the residue of the called 51 acre tract conveyed to Bill Proctor Nelson by Warranty Deed recorded in Volume 305, Page 325, of the Deed Records of Cass County, Texas, for the Southeast corner of the called 27.586 acre tract conveyed to Pamela R. Henry and husband, Kyle Bruce Henry by Warrant Deed recorded in CFN 2021001254 of said Real Property Records and Southeast corner of an existing 50' wide access easement recorded in in Volume 1079, Page 789, of the Deed Records of Cass County, Texas;

THENCE: S 88°05'24" W with the North line of said called 51 acre tract 1208.28 feet to a 1" iron pipe found for the Southwest corner of said called 27.586 acre tract, of said easement and Southeast corner of said called 83 acre tract and POINT OF BEGINNING;

THENCE: S 88°09'53" W with the North line of said called 51 acre tract 1071.92 feet to a 4"X4" concrete monument found for the Northwest corner of same in the East line of the called 15.00 acre tract conveyed to Jeffrey Jones Hargett and wife, Krystal Lynn Hargett by General Warranty Deed recorded in CFN 20111005346 of said Real Property Records, and for the Southwest corner of said called 83 acre tract and this tract;

THENCE: N 02°27'17" W with the East line of said called 15.00 acre tract 481.97 feet to a capped 1/2" iron rod found (4214) for the Northeast corner of same and "L" corner in the East line of the called 100 acre tract conveyed to Jeff Hargett and Kristi Hargett by Warranty Deed recorded in CFN 2007003384 of said Real Property Records;

THENCE: N 02°21'16" W with the East line of said called 100 acre tract 1240.75 feet to a 5/8" iron rod set for the Southwest corner of the 40.000 acre tract also surveyed this date and described "TRACT 1", and for the Northwest corner of this tract, form which an Axle found for the Northeast corner of said called 100 acre tract bears N 02°21'16" W - 81.02 feet;

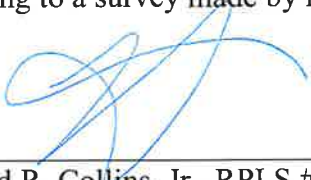
THENCE: N 87°38'44" E with the South line of said "TRACT 1", a distance of 1084.80 feet to a 5/8" iron rod set for the Southeast corner of same in the called 44.317 acre tract conveyed to Barbara Earlene Folmar by General Warranty Deed recorded in CFN 2023001420 of said Real Property Records and described as Tract 1" therein, and for the Northeast corner of this tract, from which a capped 1/2" iron rod found bears N 01°58'06" W - 30.37 feet;

THENCE: S 01°58'06" E with the West line of said called 44.317 acre tract 554.60 feet to a capped 1/2" iron rod found (MTG) for the Southwest corner of same and Northwest corner of said called 27.586 acre tract;

THENCE: S 01°56'55" E with the West line of said called 27.586 acre tract 1177.87 feet to the POINT OF BEGINNING, containing 42.782 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 ~~LT6850-25~~, according to a survey made by me upon the ground October 2, 2025.




David R. Collins, Jr., RPLS #6488
910 Judson Road
Longview, Texas, 75601
Firm License No. 10023000