

STEVEN HOLMES  
REMAINDER OF  
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B & T HOLDINGS LLP  
2017002307

FIELD NOTE DESCRIPTION OF A 10.00 ACRE TRACT OF LAND LOCATED IN THE JAMES RITCHEY SURVEY, ABSTRACT 887, CASS COUNTY, TEXAS, BEING A PART OF THAT TRACT OF LAND DESCRIBED IN THE WARRANTY DEED TO STEVEN W. HOLMES, DATED FEBRUARY 5, 2004, RECORDED IN VOLUME 1222, PAGE 643, REAL PROPERTY RECORDS OF CASS COUNTY, TEXAS. SAID 10.00 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAG NAIL FOUND (N:7090409.48, E:3289413.91) IN COUNTY ROAD 4223 FOR THE SOUTHWEST CORNER OF THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF THAT TRACT OF LAND RECORDED IN SAID VOLUME 1222, PAGE 643;  
THENCE NORTH 3°01'57" EAST 279.39 FEET TO A REINF BAR SET IN COUNTY ROAD 4223 FOR THE NORTHWEST CORNER OF THIS TRACT;  
THENCE NORTH 89°08'55" EAST 1601.37 FEET TO A REINF BAR SET IN THE EAST LINE OF THAT TRACT OF LAND RECORDED IN SAID VOLUME 1222, PAGE 643 FOR THE NORTHEAST CORNER OF THIS TRACT;  
THENCE SOUTH 18°12'26" WEST 294.88 FEET TO A REINF BAR SET IN THE EAST LINE OF THAT TRACT OF LAND RECORDED IN SAID VOLUME 1222, PAGE 643 FOR THE SOUTHEAST CORNER OF THIS TRACT;  
THENCE SOUTH 89°08'55" WEST 1524.09 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.

**SURVEY**

A 10.00 ACRE TRACT OF LAND,

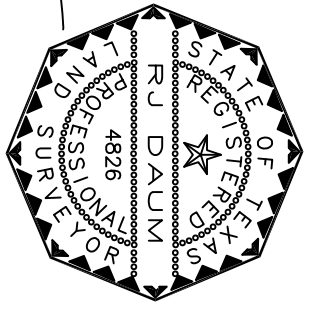
LOCATED IN THE,  
**JAMES RITCHEY SURVEY,**  
**ABSTRACT 887,**  
**CASS COUNTY, TEXAS**

**Surveyor Certification**

TO THE LIENHOLDERS, STEVEN W. HOLMES  
(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 24TH DAY OF OCTOBER, 2024

RJ DAUM  
TEXAS RPLS 4826



- LEGEND:**
- X — FENCE LINE
  - O— OVERHEAD ELECTRIC
  - ⊙ UTILITY POLE
  - ⊙ WATER WELL
  - ⊙ MONUMENT AS DESCRIBED
  - PROPERTY LINE
  - ADJOINING PROPERTIES



800 N. MARIENFELD STREET TEXAS FIRM  
SUITE 100 No. 10149500  
MIDLAND, TEXAS 79701 Office (903) 417-2914

PROJECT: 24-658A  
JOB NO.: 24-658  
SCALE: 1" = 250'