

Lot 3

P.O.B.
SET REINF BAR
GRID N:7091354.34
GRID E:3269453.42
N33.0481
W94.1876

N0°26'28"E 144.31'
COUNTY ROAD 4223

5.81 ACRES

S89°08'55"W 1736.11'

STEVEN HOLMES
REMAINDER OF
VOLUME 1222
PAGE 643

WRIGHT LUCRETIA
VOLUME 1213
PAGE 279

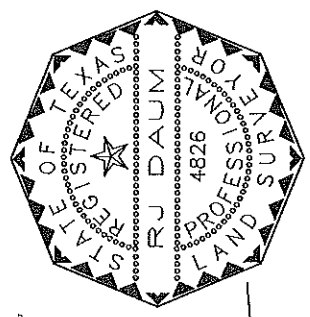
Surveyor Certification

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 19TH DAY OF MARCH, 2025

[Signature]
RJ DAUM
TEXAS RPLS 4826



FIELD NOTE DESCRIPTION OF A 5.81 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 5.81 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINF BAR SET (N:7091354.34, E:3289453.42) IN COUNTY ROAD 4223 FOR THE NORTHWEST CORNER OF THIS TRACT, FROM WHICH THE NORTHWEST CORNER OF THAT TRACT OF LAND RECORDED IN SAID VOLUME 1222, PAGE 643 BEARS NORTH 0°26'28" EAST 657.49 FEET ;

THENCE NORTH 89°07'41" EAST 1762.44 FEET TO A REINF BAR SET IN THE WEST LINE OF THE UNION PACIFIC RAILROAD FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 8°19'55" WEST 60.03 FEET TO A CORNER OF THIS TRACT IN THE WEST LINE OF THE UNION PACIFIC RAILROAD;

THENCE SOUTH 12°17'55" WEST 87.95 FEET TO THE SOUTHEAST CORNER OF THIS TRACT IN THE WEST LINE OF THE UNION PACIFIC RAILROAD;

THENCE SOUTH 89°08'55" WEST 1736.11 FEET TO A REINF BAR SET IN COUNTY ROAD 4223 FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 0°26'28" EAST 144.31 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.