



FIELD NOTE DESCRIPTION OF A 335.88 ACRE TRACT OF LAND LOCATED IN THE JAMES C. WALKER SURVEY, ABSTRACT 1148 AND THE JAMES C. WALKER SURVEY, ABSTRACT 1135, CASS COUNTY, TEXAS. BEING THE TRACTS OF LAND DESCRIBED IN WARRANTY DEED FROM JOE H. MCKELVY AND WIFE NELLIE J. MCKELVY TO JOE W. LOVELACE, DATED JULY 20, 1988, RECORDED IN VOLUME 506, PAGE 104, DEED RECORDS OF CASS COUNTY, TEXAS AND A 6 ACRE TRACT DESCRIBED IN A WARRANTY DEED FROM VERNON S. GLASS, ET AL TO JOE W. LOVELACE AND MARGARET S. LOVELACE DATED NOVEMBER 11, 2005, RECORDED DECEMBER 9, 2005 UNDER INSTRUMENT # 42587 OFFICIAL PUBLIC RECORDS OF CASS COUNTY, TEXAS. SAID 335.88 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINF BAR FOUND (N:7076591.12, E:3178748.26) FOR THE EASTERN MOST NORTHEAST CORNER OF THIS TRACT SAME BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN VOLUME 1254, PAGE 394, REAL PROPERTY RECORDS OF CASS COUNTY, TEXAS;

THENCE SOUTH 2°35'15" EAST AT 777.77 FEET PASSING A AXLE FOUND. CONTINUING FOR A TOTAL DISTANCE OF 1916.81 FEET TO A REINF BAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 87°04'05" WEST 5605.41 FEET TO A IRON PIPE FOUND (N:7074389.56, E:3173236.72) FOR THE SOUTHWEST CORNER OF THIS TRACT AND THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN VOLUME 1227, PAGE 344, REAL PROPERTY RECORDS OF CASS COUNTY, TEXAS;

THENCE NORTH 0°28'29" EAST 3190.21 FEET TO A T-POST FOUND IN THE SOUTH LINE OF COUNTY ROAD 2994 FOR THE WESTERN MOST NORTHWEST CORNER OF THIS TRACT;

THENCE SOUTH 87°27'31" EAST 1020.28 FEET TO A CORNER OF THIS TRACT IN THE SOUTH LINE OF COUNTY ROAD 2994;

THENCE SOUTH 84°51'01" EAST AT 24.25 FEET PASSING A IRON PIPE FOUND, CONTINUING FOR A TOTAL DISTANCE OF 269.64 FEET TO A REINF BAR SET FOR A CORNER OF THIS TRACT;

THENCE SOUTH 12°05'04" EAST 360.32 FEET TO A IRON PIPE FOUND FOR A CORNER OF THIS TRACT AND THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2015006699 OFFICIAL PUBLIC RECORDS OF CASS COUNTY, TEXAS;

THENCE NORTH 87°18'06" EAST 654.00 FEET TO A REINF BAR SET FOR A CORNER OF THIS TRACT;

THENCE NORTH 11°3'05" WEST 928.37 FEET TO A REINF BAR SET IN THE SOUTH LINE OF COUNTY ROAD 2994 FOR THE NORTHERN MOST NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 89°31'58" EAST 632.14 FEET TO A CORNER OF THIS TRACT IN THE SOUTH LINE OF SAID COUNTY ROAD;

THENCE NORTH 82°31'58" EAST 264.47 FEET TO A IRON PIPE FOUND IN THE SOUTH LINE OF COUNTY ROAD 2994 FOR A CORNER OF THIS TRACT, SAME BEING THE NORTHWEST CORNER OF THAT CALLED 2 ACRE TRACT OF LAND DESCRIBED IN VOLUME 1171, PAGE 836, REAL PROPERTY RECORDS OF CASS COUNTY, TEXAS;

THENCE SOUTH 2°11'44" EAST 418.00 FEET TO A REINF BAR SET FOR A CORNER OF THIS TRACT;

THENCE NORTH 82°48'16" EAST 222.44 FEET TO A REINF BAR SET FOR A CORNER OF THIS TRACT;

THENCE SOUTH 2°06'14" EAST 1280.58 FEET TO A TREE FENCE CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 87°16'03" EAST 1031.84 FEET TO A IRON PIPE FOUND FOR A CORNER OF THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN VOLUME 1254, PAGE 394, REAL PROPERTY RECORDS OF CASS COUNTY, TEXAS;

THENCE NORTH 87°31'58" EAST 1280.76 FEET TO THE PLACE OF BEGINNING.

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.

- LEGEND:**
- x — FENCE LINE
  - OHE — OVERHEAD ELECTRIC
  - O — UTILITY POLE
  - MON — MONUMENT AS DESCRIBED
  - — PROPERTY LINE
  - — ADJOINING PROPERTIES

NOTES:

BEARINGS AND DISTANCES SHOWN ARE GRID BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.

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.

**SCHUMANN**  
ENGINEERING CO.  
A LATERAL LAND COMPANY

CIVIL ENGINEERING - LAND SURVEYING  
TEXAS FIRM No. F1880 - TEXAS FIRM No. 10149500

412 BROADWAY AVENUE  
MAUD, TEXAS 75567 (903) 417-2914

**SURVEY**

A 335.88 ACRE TRACT OF LAND,  
LOCATED IN THE,  
JAMES C. WALKER SURVEY, A-1148  
AND THE  
JAMES C. WALKER SURVEY, A-1135,  
CASS COUNTY, TEXAS

PROJECT: 78886  
JOB NO.: 78886

SCALE: 1" = 400'

**Surveyor Certification**

LOVELACE FAMILY REAL ESTATE TRUST  
TO THE LIENHOLDERS, JOE B. LOVELACE TRUSTEY

(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 14TH DAY OF OCTOBER, 2022

*RJ Daum*

RJ DAUM  
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
4826

RJ DAUM  
TEXAS RPLS 4826 Revised 10/17/2022