

FIELD NOTES

30 FOOT UTILITY EASEMENT
IN THE B.B.B. & C.R.R. SURVEY, A-132
IN CASS COUNTY, TEXAS

A certain strip of land located in the B.B.B. & C.R.R. Survey, A-132 in Cass County, Texas, this Easement being across a certain tract of land previously described as 20.907 acres in Document #2015000411, this Easement being more particularly described as follows and as shown as Utility Easement on Dave Hamilton Mapping and Surveying plat #1293 as surveyed on May 4, 2016, North is based on State Plane Grid North NAD 83 Texas North Central Zone as determined by G.P.S. Observations on the monumented North line of this tract. Unless otherwise noted all instruments referenced in this description are recorded in the Real Property Records of Cass County, Texas.

Commencing at a 3/8" Iron Rod found on the West line of the Samuel Burnham Survey, A-67 and the East line of the B.B.B. & C.R.R. Survey, A-132, for the Southeast corner of a called 20.96 acres tract described as Tract 3 of a Partition recorded in Volume 509, Page 505, for the Northeast corner of said 20.907 acres tract from which bears a 17" White Oak, marked -X-, N 05°18' W 40.8 feet and an 18" White Oak, marked -X-, N 72°58' W 45.0 feet;

THENCE: S 87°31' W 876.2 feet along the common line between said 20.96 acres Tract 3 and said 20.907 acres tract to a point in the Centerline of an existing Power Line Right of Way;

THENCE: S 30°16' E 270.1 feet along said Centerline to a point on the South line of a called 5.965 acres tract, called Tract D also surveyed this date and on the North line of a called 4.739 acres tract called Tract E also surveyed this date, the Point of Beginning;

THENCE: S 87°34' W 280.5 feet along the common line between said Tract D and Tract E to a 1/2" Iron Rod in the Centerline of County Road #4678, for the Point of Terminus, said Easement being 15 feet each side of the afore described Centerline.

I, David M. Hamilton, Registered Professional Land Surveyor No. 5154, do hereby acknowledge that the above field notes are true and correct according to a survey made under my direction, upon the ground, May 4, 2016.


David M. Hamilton R.P.L.S. No. 5154

FIELD NOTES
2.647 ACRES IN THE JUAN JOSE AROCHA SURVEY, A-28
IN CASS COUNTY, TEXAS

A certain 2.647 acres tract of land located in the Juan Jose Arocha Survey, A-28 in Cass County, Texas, being part of a tract of land previously described as 20.96 acres in Document #2015000411, this tract being more particularly described as follows and as shown on Dave Hamilton Mapping and Surveying plat #1240 as surveyed on August 13, 2015, North is based on State Plane Grid North NAD 83 Texas North Central Zone as determined on the monumented North line of this tract by G.P.S. Observations;

Beginning at a Spike Nail found in the Centerline of County Road No. 4677 for the Southwest corner of a called 1.111 acres tract described in Volume 1252, Page 5, for the most Westerly Northwest corner of the called 20.96 acres tract and for the Northwest corner of this tract, from which bears a 30" Post Oak marked -X-, N 50°34' E 78.9 feet, a found 5/8" Iron Rod N 89°51' W 31.9 feet and a found 5/8" Iron Rod N 87°28' E 25.0 feet;

THENCE: N 87°33' E along a North line of the called 20.96 acres tract, at 530.3 feet pass a 5/8" Iron Rod found 0.7 feet left of line, continue for a total distance of 821.4 feet to a 1/2" Iron Rod found on West line of the B.B.B. & C.R.R. Survey, A-132 and the East line of the Juan Jose Arocha Survey, A-28 for the Southeast corner of the remainder of a called 8.266 acres tract described in Volume 574, Page 756 and the Northeast corner of this tract, from which bears a 9" Sweet Gum marked -X-, N 19°58' W 35.3 feet, an 8" Sweet Gum marked -X-, S 54°32' W 26.8 feet;


THENCE: S 02°05' E 131.4 feet along the common Survey line to a 1/2" Iron Rod set on the North line of a called 20.96 acres tract described in Volume 1130, Page 300 as Tract 2 for the Southeast corner of this tract;

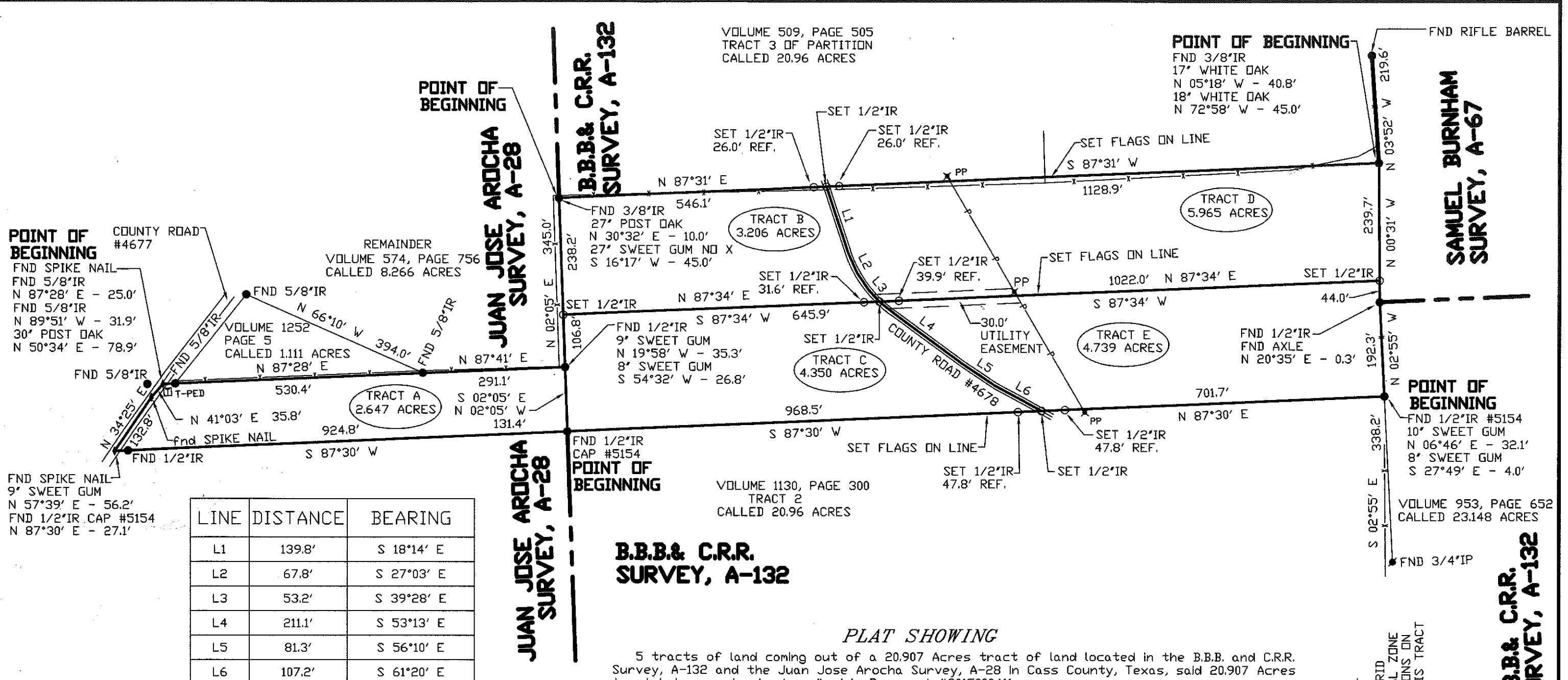
THENCE: S 87°30' W 924.8 feet along the North line of said Tract 2 to a Spike Nail found in the Centerline of County Road No. 4677 for the Northwest corner of said Tract 2 and the Southwest corner of this tract, from which bears a 9" Sweet Gum marked -X-, N 57°39' E 56.2 feet and a found 1/2" Iron Rod with cap # 5154, N 87°30' E 27.1 feet;

THENCE: N 34°25' E 132.8 feet along the Centerline of said County Road No. 4677 to a found Spike Nail for an Angle corner of this tract;

THENCE: N 41°03' E 35.7 feet along the Centerline of said County Road No. 4677 to the Point of Beginning, this tract also being subject to all easements of record.

I, David M. Hamilton, Registered Professional Land Surveyor No. 5154, do hereby acknowledge that the above field notes are true and correct according to a survey made under my direction, upon the ground, August 13, 2015.


David M. Hamilton R.P.L.S. No. 5154



LINE	DISTANCE	BEARING
L1	139.8'	S 18°14' E
L2	67.8'	S 27°03' E
L3	53.2'	S 39°28' E
L4	211.1'	S 53°13' E
L5	81.3'	S 56°10' E
L6	107.2'	S 61°20' E

B.B.B. & C.R.R. SURVEY, A-132

PLAT SHOWING

5 tracts of land coming out of a 20.907 Acres tract of land located in the B.B.B. and C.R.R. Survey, A-132 and the Juan Jose Arocha Survey, A-28 in Cass County, Texas, said 20.907 Acres tract being previously described in Document #2015000411

FIELD NOTES WERE PRODUCED

*Unless otherwise Noted all Set 1/2" Iron Rods have a Plastic Cap with #5154

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client: JAY CLEMENTS
Job No. 1293
date: 05/04/2016

- = FND IR = Iron Rod Found
- = FND IP = Iron Pipe Found
- = Monument & Cap Found
- = Concrete Monument Found
- ▲ = FND RRS = Railroad Spike Found
- ◆ = FND T-POST = T-Post Found
- = Fnd. R/W Marker Type 1
- ▣ = Fnd. R/W Marker Type 2
- ◆ = FND SPIKE = Found Spike Nail
- ⊗ = WM = Water Meter
- ⊕ = GM = Gas Meter
- ⊞ = PW BDX = Power Transformer
- ⊗ = PP = Power Pole
- ⊕ = FH = Fire Hydrant
- ⊞ = T-PED = Telephone Pedestal
- = Set Monument & Cap
- △ = SET CPS = Cotton Picker Spindle Set
- = SET IR = Set 1/2" Iron Rod With Cap #5154
- ⊙ = MH = Sewer Manhole
- ⊕ = Water Well

I hereby acknowledge that this property has been surveyed on the ground under my direction and that corner monuments were found or set as shown on this plat and unless otherwise stated only the corners were found or set and no lines were marked. No subsurface investigation was made for anything other than the corner monuments, a subsurface location company should be utilized before any excavation.

Any reasonably visible encroachments and easements are shown or noted on this plat to the best of my ability. Any apparent deed gaps and overlaps that Surveyor has knowledge of are shown or noted on this plat.

Surveyor has made no independent search or investigation for flood zones, restrictive covenants, ownership, easements or any other facts which a current and accurate title search may disclose.

This survey was performed for the client shown. It may be used by the client for loan or mortgage purposes. This plat is copyrighted © to David M. Hamilton on this date 05/04/2016 no license has been created, express or implied, to copy this plat, except as is necessary in conjunction with the original transaction, which shall take place within 90 days from the date of survey shown hereon. Copying or use of copies of this plat by anyone other than the client or their agents is unauthorized and is a violation of copyright laws. Any plat not signed in blue ink is an illegal copy.

Surveyor's liability shall be limited to the amount of the fee received by said surveyor for this survey.

This plat meets the Minimum Standards of the state for Class 2 Surveys.

David Hamilton

Texas R.P.L.S. No. 5154 --- David M. Hamilton

NORTH IS BASED ON STATE PLANE GRID
NORTH NAD 83 TEXAS NORTH CENTRAL ZONE
AS DETERMINED BY G.P.S. OBSERVATIONS ON
THE MONUMENTED NORTH LINE OF THIS TRACT

200 0 200 Feet

Scale: 1" = 200'