

LEGAL DESCRIPTION

Being a lot, tract, or parcel of land situated in the Jacob Lewis Survey, Abstract No. 175, Morris County, Texas, and being all of that certain 19.39 acre tract of land, called Tract #2, conveyed from Wayne Jacobs et al to Doris Hall et al, by Deed Without Warranty, as recorded in Volume 455, Page 478, Official Public Records, Morris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found with a plastic cap marked (CBG INC) at the Northwest corner of said 19.39 acre tract, and a Northeast corner of a 48.72 acre tract conveyed to Ralph Coleman, by deed recorded in Volume 472, Page 293, Official Public Records, Morris County, Texas, said point lying in the South line of a 56 acre tract of land conveyed to Ben Bonner, by deed recorded in Volume 82, Page 262, Deed Records, Cass County, Texas, and in Cass County Road No. 2741, from said point, a 1/2 inch iron rod found with a plastic cap marked (CBG INC) at the Northwest corner of said 48.72 acre tract, bears South 89 Degrees 39 Minutes 00 Seconds East, along the North line of said 19.39 acre tract, and the South line of said 56 acre tract, a distance of 992.68 feet to a 1/2 inch iron rod set with a plastic cap marked (CBG INC) at the Northeast corner of said 19.39 acre tract, and the Southeast corner of said 56 acre tract, said point lying in the West line of a 75 acre tract of land conveyed to Morris Jacobs et ux, by deed recorded in Volume 339, Page 191, Cass County, Texas, and in said Cass County Road No. 2741;

THENCE, North 89 Degrees 39 Minutes 00 Seconds East, along the North line of said 19.39 acre tract, and the South line of said 56 acre tract, a distance of 992.68 feet to a 1/2 inch iron rod set with a plastic cap marked (CBG INC) at the Northeast corner of said 19.39 acre tract, and the Southeast corner of said 56 acre tract, said point lying in the West line of a 75 acre tract of land conveyed to Morris Jacobs et ux, by deed recorded in Volume 339, Page 191, Cass County, Texas, and in said Cass County Road No. 2741;

THENCE, South 00 Degrees 20 Minutes 11 Seconds East, along the East line of said 19.39 acre tract, the West line of said 75 acre tract, and line of said Cass County Road No. 2741, passing the Southwest corner of said 75 acre tract, and the Northwest corner of the remainder of a 120 acre tract of land conveyed to Alfretha Isayah, by deed recorded in Volume 494, Page 164, Deed Records, Cass County, Texas, and continuing the same course along the East line of said 19.39 acre tract, the West line of the remainder of said 120 acre tract, and said Cass County Road No. 2741 in all a total distance of 732.74 feet to a point for corner in a wood fence post at the Southeast corner of said 19.39 acre tract, and a Northeast corner of said 48.72 acre tract, from said point, a 1/2 inch iron rod found at the Southwest corner of the remainder of said 120 acre tract, bears South 00 Degrees 20 Minutes 11 Seconds East, a distance of 274.38 feet, and a 1/2 inch iron rod found with a plastic cap marked (CBG INC) at the Southeast corner of said 48.72 acre tract, bears South 00 Degrees 20 Minutes 11 Seconds East, a distance of 1,464.48 feet;

THENCE, South 89 Degrees 48 Minutes 08 Seconds West, along the South line of said 19.39 acre tract, and a North line of said 48.72 acre tract, a distance of 990.13 feet to a 1/2 inch iron rod found with a plastic cap marked (CBG INC) at the Southwest corner of said 19.39 acre tract, and an ell corner of said 48.72 acre tract, from said point, a wood fence post, bears North 89 Degrees 48 Minutes 08 Seconds East, a distance of 0.66 feet;

THENCE, North 00 Degrees 32 Minutes 11 Seconds West, along the East line of said 19.39 acre tract, and a West line of said 48.72 acre tract, a distance of 730.11 feet to the POINT OF BEGINNING and CONTAINING 725,136 square feet or 16.65 acres of land.

I, Justin Kleam RPLS No. 5871, do hereby certify to: Kerry Wells, as client: That the Plat of Survey shown hereon is a correct and accurate representation of the property lines and dimensions are as indicated; the location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

SURVEYOR'S NOTES:  
 1) BEARINGS ARE BASED ON A POINT FOR CORNER IN A WOOD FENCE POST AT A NORTHEAST CORNER OF A TRACT OF LAND, AS DESCRIBED IN VOLUME 472, PAGE 293, O.P.R.M.C.T., THENCE S89°48'08"W A DISTANCE OF 990.13', TO A 1/2 INCH IRON ROD FOUND WITH A PLASTIC CAP MARKED (CBG INC) AT AN ELL CORNER OF SAID TRACT.  
 2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.  
 3) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.

BEN BONNER  
 VOLUME B2 PAGE 262  
 D.R.C.C.T.  
 56 ACRES

DEED=EAST  
 MEAS=N89°39'00"E 992.68'

POINT OF  
 BEGINNING

CM-1/2" IRF  
 W/PLASTIC CAP  
 MARKED (CBG INC)  
 898.57'

CM-1/2" IRF  
 W/PLASTIC CAP  
 MARKED (CBG INC)

RALPH COLEMAN  
 VOLUME 472 PAGE 293  
 O.P.R.M.C.T.  
 48.72 ACRES

N00°32'11"W 730.11'

WOOD FENCE  
 POST BEARS  
 N89°48'08"E  
 0.66'

16.65 ACRES  
 725,136 SQ. FT.

S89°48'08"W 990.13'  
 (REFERENCE BEARING)

RALPH COLEMAN  
 O.P.R.M.C.T.  
 VOLUME 472 PAGE 293  
 48.72 ACRES

CM-1/2" IRF  
 1,190.10'

CM-1/2" IRF  
 274.38'

ALFRETTA ISIAH  
 VOLUME 494 PAGE 164  
 D.R.C.C.T.  
 REMAINDER OF 120 ACRES

MORRIS JACOBS ET UX  
 VOLUME 339 PAGE 191  
 D.R.C.C.T.  
 75 ACRES

DEED=SOUTH  
 MEAS=S00°20'11"E 732.74'

HIGH TENSION  
 POWER LINES

CASS  
 COUNTY ROAD  
 NO. 2741

DIRT  
 ROAD

CORNER IN WOOD  
 FENCE POST  
 POINT FOR

16.65 ACRES

JACOB LEWIS SURVEY, ABSTRACT NO. 175

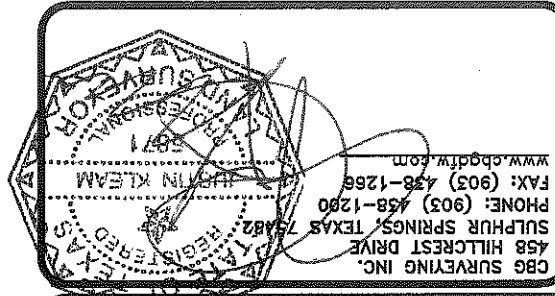
MORRIS COUNTY, TEXAS

CASS COUNTY ROAD NO. 2741

SCALE	DATE	JOB NO.	G.P. NO.	DRAWN	REV	BY	REV	BY
1" = 200'	07/11/13	13221-1		LER				

LEGEND

CM CONTROLLING MONUMENT	○	1/2" IRON ROD FOUND	○	1" IRON PIPE FOUND	○
A/C AIR CONDITIONING	⊗	POWER POLE	⊗	SEPTIC TANK	⊗
SEPTIC TANK	⊗	SEWER	⊗	CLEANOUT	⊗
SEWER	⊗	CLEANOUT	⊗	IRON FENCE	⊗
IRON FENCE	⊗	BARBED WIRE	⊗	WOOD FENCE	⊗
BARBED WIRE	⊗	WOOD FENCE	⊗	CHAIN LINK FENCE	⊗
CHAIN LINK FENCE	⊗	WOOD DECK OR PORCH	⊗	CONCRETE PAVING	⊗
WOOD DECK OR PORCH	⊗	CONCRETE PAVING	⊗	ASPHALT PAVING	⊗
ASPHALT PAVING	⊗	GRAVEL/ROCK ROAD OR DRIVE	⊗	OVERHEAD ELECTRIC	⊗
GRAVEL/ROCK ROAD OR DRIVE	⊗	OVERHEAD ELECTRIC	⊗	UNDERGROUND ELECTRIC	⊗
OVERHEAD ELECTRIC	⊗	UNDERGROUND ELECTRIC	⊗	X FOUND IN CONCRETE	⊗
UNDERGROUND ELECTRIC	⊗	X FOUND IN CONCRETE	⊗	FENCE POST CORNER	⊗
X FOUND IN CONCRETE	⊗	FENCE POST CORNER	⊗	CONCRETE MONUMENT FOUND	⊗
FENCE POST CORNER	⊗	CONCRETE MONUMENT FOUND	⊗	60D NAIL FOUND	⊗
CONCRETE MONUMENT FOUND	⊗	60D NAIL FOUND	⊗	COVERED PORCH, DECK OR CARPORT	⊗
60D NAIL FOUND	⊗	COVERED PORCH, DECK OR CARPORT	⊗	TELEPHONE PEDESTAL	⊗
COVERED PORCH, DECK OR CARPORT	⊗	TELEPHONE PEDESTAL	⊗	ELECTRIC PEDESTAL	⊗
TELEPHONE PEDESTAL	⊗	ELECTRIC PEDESTAL	⊗	OVERHEAD ELECTRIC SERVICE	⊗
ELECTRIC PEDESTAL	⊗	OVERHEAD ELECTRIC SERVICE	⊗	OVERHEAD POWER LINE	⊗
OVERHEAD ELECTRIC SERVICE	⊗	OVERHEAD POWER LINE	⊗	PIPE FENCE	⊗
OVERHEAD POWER LINE	⊗	PIPE FENCE	⊗	GUY WIRE	⊗
PIPE FENCE	⊗	GUY WIRE	⊗	WATER METER	⊗
GUY WIRE	⊗	WATER METER	⊗	GAS METER	⊗
WATER METER	⊗	GAS METER	⊗	WATER VALVE	⊗
GAS METER	⊗	WATER VALVE	⊗	CONCRETE MONUMENT FOUND	⊗
WATER VALVE	⊗	CONCRETE MONUMENT FOUND	⊗	WOOD DECK OR PORCH	⊗



CBG SURVEYING INC.  
 458 HILLCREST DRIVE  
 SULPHUR SPRINGS, TEXAS 75482  
 PHONE: (903) 458-1280  
 FAX: (903) 458-1266  
 www.cbgsurvey.com

LEGAL DESCRIPTION

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THENCE, South 00 Degrees 20 Minutes 11 Seconds East, along the East line of said 19.39 acre tract, the West line of said 75 acre tract, and continuing the same course along the East line of said 19.39 acre tract, the West line of the remainder of said 120 acre tract, and said Cass County Road No. 2741, in all a total distance of 732.74 feet to a point for corner in a wood fence post at the Southeast corner of said 19.39 acre tract, and a Northeast corner of said 48.72 acre tract, from said point, a 1/2 inch iron rod found at the Southwest corner of the remainder of said 120 acre tract, bears South 00 Degrees 20 Minutes 11 Seconds East, a distance of 274.38 feet, and a 1/2 inch iron rod found with a plastic cap marked (CBG INC) at the Southeast corner of said 48.72 acre tract, bears South 00 Degrees 20 Minutes 11 Seconds East, a distance of 1,464.48 feet;

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POINT OF BEGINNING

BEN BONNER  
 VOLUME B2 PAGE 262  
 D.R.C.C.T.  
 56 ACRES

DEED=EAST  
 MEAS=N89°39'00"E 992.68'

CASS COUNTY ROAD NO. 2741

CM-1/2" IRF  
 W/PLASTIC CAP  
 MARKED (CBG INC)

898.57'

RALPH COLEMAN  
 VOLUME 472 PAGE 293  
 O.P.R.M.C.T.  
 48.72 ACRES

N00°32'11"W 730.11'

CM-1/2" IRF  
 W/PLASTIC CAP  
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 POST BEARS  
 N89°48'08"E  
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S89°48'08"W 990.13'  
 (REFERENCE BEARING)

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 O.P.R.M.C.T.  
 VOLUME 472 PAGE 293  
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CM-1/2" IRF  
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CM-1/2" IRF  
 W/PLASTIC CAP  
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ALFRETIA ISAMIAH  
 VOLUME 494 PAGE 164  
 D.R.C.C.T.  
 REMAINDER OF 120 ACRES

CASS COUNTY ROAD NO. 2741

DEED= SOUTH  
 MEAS=S00°20'11"E 732.74'

HIGH TENSION  
 POWER LINES

MORRIS JACOBS ET UX  
 VOLUME 339 PAGE 191  
 D.R.C.C.T.  
 75 ACRES

CASS COUNTY ROAD NO. 2741

DEED= SOUTH  
 MEAS=S00°20'11"E 732.74'

CM-1/2" IRF  
 W/PLASTIC CAP  
 MARKED (CBG INC)

725,136 SQ. FT.  
 16.65 ACRES

DEED= SOUTH  
 MEAS=S00°20'11"E 732.74'

POINT FOR CORNER IN WOOD FENCE POST

CASS COUNTY ROAD NO. 2741

DIRT ROAD

Know what's below.  
 811



LEGEND

- CM CONTROLLING MONUMENT
- 1/2" IRON ROD FOUND
- 1" IRON PIPE FOUND
- FENCE POST CORNER
- X FOUND IN CONCRETE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- CONCRETE MONUMENT FOUND
- 60D NAIL FOUND
- ASPHALT PAVING
- GRAVEL/ROCK ROAD OR DRIVE
- WOOD DECK OR PORCH
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE
- WOOD FENCE
- SEPTIC TANK
- CLEANOUT
- SANITARY SEWER
- GUY WIRE
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- OVERHEAD ELECTRIC SERVICE
- COVERED PORCH, DECK OR CARPORT
- CONCRETE PAVING
- WOOD DECK OR PORCH

SCALE	DATE	JOB NO.	G.P. NO.	DRAWN	REV	BY
1" = 200'	07/11/13	13221-1		LER		
CASS COUNTY ROAD NO. 2741						
MORRIS COUNTY, TEXAS						
JACOB LEWIS SURVEY, ABSTRACT NO. 175						
16.65 ACRES						

CBG SURVEYING INC.  
 458 HILLCREST DRIVE  
 SULPHUR SPRINGS, TEXAS 75482  
 PHONE: (903) 458-1200  
 FAX: (903) 458-1266  
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