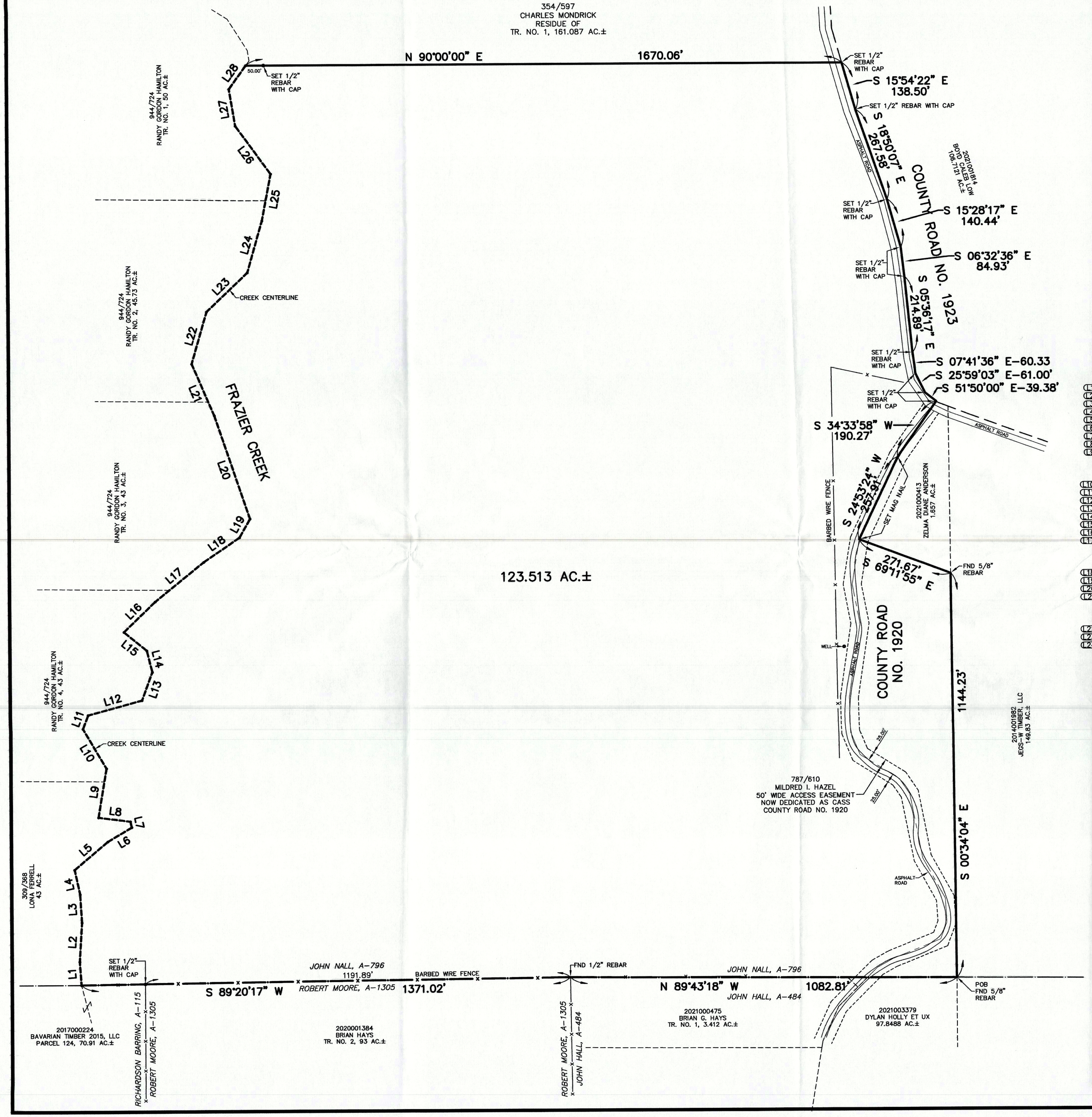

PROPERTY DESCRIPTION

ALL THAT CERTAIN TRACT OF LAND BEING IN THE JOHN NALL HEADRIGHT SURVEY, A-796, CASS COUNTY, TEXAS, AND BEING A PART OF A 161.087 ACRE TRACT (TRACT NO. 1), AND ALL OF A 3.00 ACRE TRACT (TRACT NO. 2) AS DESCRIBED IN WARRANTY DEED TO CHARLIE MONDRICK, RECORDED MAY 27, 1958, IN VOLUME 354, PAGE 597 OF DEED RECORDS OF CASS COUNTY, TEXAS AND PART OF AN 11.75 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO KYLE ALLEN FLORY ET AL, RECORDED IN INSTRUMENT NO. 2007000080 OF OFFICIAL PUBLIC RECORDS OF CASS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: AT A FOUND 5/8" REBAR BEING THE SOUTHEAST CORNER OF SAID 11.75 ACRE TRACT, AND THE NORTHEAST CORNER OF A 97.8488 ACRE TRACT AS DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO DYLAN HOLLY AND WIFE, LACEE HOLLY RECORDED IN INSTRUMENT NO. 2021003379, AND THE WEST BOUNDARY LINE OF A 149.83 ACRE TRACT AS DESCRIBED IN GENERAL WARRANTY DEED TO JEGS-W TIMBER LLC RECORDED IN INSTRUMENT NO. 20140019B2;

THENCE: N 89°43'18" W, ALONG THE NORTH BOUNDARY LINE OF SAID 97.8488 ACRE TRACT, AND THE NORTH BOUNDARY LINE OF A 3.412 ACRE TRACT (TRACT NO. 1) AS DESCRIBED IN WARRANTY DEED TO BRIAN G. HAYS RECORDED IN INSTRUMENT NO. 2021000475, 1082.81 FEET TO THE NORTHWEST CORNER OF THE JOHN HALL HEADRIGHT SURVEY, A-484, CASS COUNTY, TEXAS, AND THE NORTHWEST CORNER OF SAID 3.412 ACRE TRACT, AND BEING THE NORTHEAST CORNER OF THE ROBERT MOORE HEADRIGHT SURVEY, A-1305, CASS COUNTY, TEXAS AND THE NORTHEAST CORNER OF A 93.0 ACRE TRACT AS DESCRIBED IN SPECIAL WARRANTY DEED TO BRIAN HAYS RECORDED IN INSTRUMENT NO. 2020001384 TO A FOUND 1/2" REBAR AT A FENCE CORNER;

THENCE: S 89°20'17" W, PASSING AT 1191.89 FEET A SET 1/2" REBAR WITH CAP AT A FENCE CORNER, ALSO BEING THE NORTHWEST CORNER OF THE ROBERT MOORE HEADRIGHT SURVEY, A-1305 AND BEING THE NORTHWEST CORNER LINE OF SAID 93.0 ACRE TRACT AND THE NORTHEAST CORNER OF THE RICHARDSON BARRINGTON HEADRIGHT SURVEY, A-115 AND OF A 70.91 ACRE TRACT (PARCEL 124) DESCRIBED IN SPECIAL WARRANTY DEED TO BAVARIAN TIMBER 2015, LLC RECORDED IN INSTRUMENT NO. 2017000224 CONTINUING A TOTAL DISTANCE OF 1371.02 FEET ALONG A FENCE TO A POINT IN THE CENTER OF FRAZIER CREEK FOR THE SOUTHEAST CORNER OF A 43 ACRE TRACT AS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO LONA FERRELL RECORDED IN VOLUME 309, PAGE 368, BEING THE SOUTHWEST CORNER OF OUR DESCRIBED TRACT;

THENCE: IN A NORTHERLY DIRECTION ALONG THE CENTER LINE OF FRAZIER CREEK FOR THE FOLLOWING COURSES:
(L1) N 03°55'22" W, 66.51 FEET;
(L2) N 03°34'15" E, 111.00 FEET;
(L3) N 03°24'12" W, 80.01 FEET;
(L4) N 12°08'50" W, 71.60 FEET;
(L5) N 49°39'39" E, 122.40 FEET;
(L6) N 59°16'43" E, 78.85 FEET;
(L7) N 12°41'00" W, 16.95 FEET;
(L8) N 82°29'55" W, 90.22 FEET;
(L9) N 09°28'28" E, PASSING THE NORTHEAST CORNER OF SAID 43 ACRE TRACT, AND THE SOUTHEAST CORNER OF A 43 ACRE TRACT (TRACT NO. 4) DESCRIBED IN A GIFT DEED TO RANDY G. HAMILTON AS RECORDED IN VOLUME 944, PAGE 724, CONTINUING A DISTANCE OF 140.50 FEET;
(L10) N 30°15'33" W, 129.43 FEET;
(L11) N 21°04'44" E, 41.73 FEET;
(L12) N 74°39'47" E, 156.96 FEET;
(L13) N 20°15'20" E, 85.17 FEET;
(L14) N 14°02'40" W, 62.58 FEET;
(L15) N 50°32'54" W, 82.70 FEET;
(L16) N 45°57'45" E, 122.91 FEET;
(L17) N 50°49'45" E, PASSING THE NORTHEAST CORNER OF SAID 43 ACRE TRACT AND THE SOUTHEAST CORNER OF A 43.0 ACRE TRACT (TRACT NO. 3) DESCRIBED IN A GIFT DEED TO RANDY G. HAMILTON AS RECORDED IN VOLUME 944, PAGE 724 CONTINUING A DISTANCE OF 175.97 FEET;
(L18) N 55°18'13" E, 122.22 FEET;
(L19) N 29°22'57" E, 60.73 FEET;
(L20) N 18°38'13" W, 308.76 FEET;
(L21) N 23°00'26" W, PASSING NORTHEAST CORNER OF SAID 43 ACRE TRACT AND THE SOUTHEAST CORNER OF A 45.73 ACRE TRACT (TRACT NO. 2) AS DESCRIBED IN GIFT DEED TO RANDY G. HAMILTON AS RECORDED IN VOLUME 944, PAGE 724 CONTINUING A DISTANCE OF 159.63 FEET;
(L22) N 16°12'14" E, 153.34 FEET;
(L23) N 46°14'38" E, 159.76 FEET;
(L24) N 16°02'42" E, 152.29 FEET;

PROPERTY DESCRIPTION CONTINUED

(L25) N 10°51'10" E, PASSING SAID NORTHEAST CORNER OF SAID 45.73 ACRE TRACT AND THE SOUTHEAST CORNER OF A 50.0 ACRE TRACT (TRACT 1) AS DESCRIBED IN GIFT DEED TO RANDY G. HAMILTON AS RECORDED IN VOLUME 944, PAGE 724 CONTINUING A DISTANCE OF 134.87 FEET;
(L26) N 35°58'05" W, 167.61 FEET;
(L27) N 09°27'26" W, 105.78 FEET,
(L28) N 35°26'02" E, 82.10 FEET TO A POINT IN THE EAST BOUNDARY LINE OF SAID 50 ACRE TRACT AT THE NORTHWEST CORNER OF OUR DESCRIBED TRACT ALSO THE WEST BOUNDARY LINE OF SAID 161.087 ACRE TRACT AND CENTERLINE OF FRAZIER CREEK;

THENCE: N 90°00'00" E, CROSSING THE SAID 161.087 ACRE TRACT PASSING AT 50.00 FEET TO A SET 1/2" REBAR WITH CAP FOR REFERENCE, AND CONTINUING A TOTAL DISTANCE OF 1670.06 FEET TO A SET 1/2" REBAR WITH CAP BEING IN THE WEST BOUNDARY LINE OF A 106.7121 ACRE TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO BOYD CALEB LOW AS RECORDED IN INSTRUMENT NO. 2021001814 ALSO BEING ON THE EAST LINE OF COUNTY ROAD 1923 AND BEING THE NORTHEAST CORNER OF OUR DESCRIBED TRACT;

THENCE: S 15°54'22" E, 138.50 FEET TO A FOUND 5/8" REBAR WITH CAP BEING IN THE WEST BOUNDARY LINE OF SAID 106.7121 ACRE TRACT, ALSO BEING ON THE EAST LINE OF COUNTY ROAD 1923;

THENCE: S 18°50'07" E, 267.58 FEET TO A SET 1/2" REBAR WITH CAP BEING IN THE WEST BOUNDARY LINE OF SAID 106.7121 ACRE TRACT, ALSO BEING ON THE EAST LINE OF COUNTY ROAD 1923;

THENCE: S 15°28'17" E, 140.44 FEET TO A SET 1/2" REBAR WITH CAP BEING IN THE WEST BOUNDARY LINE OF SAID 106.7121 ACRE TRACT, ALSO BEING ON THE EAST LINE OF COUNTY ROAD 1923;

THENCE: S 06°32'36" E, 84.93 FEET TO A SET 1/2" REBAR WITH CAP BEING IN THE WEST BOUNDARY LINE OF SAID 106.7121 ACRE TRACT, ALSO BEING ON THE EAST LINE OF COUNTY ROAD 1923;

THENCE: S 05°36'17" E, 214.89 FEET TO A SET 1/2" REBAR WITH CAP BEING IN THE WEST BOUNDARY LINE OF SAID 106.7121 ACRE TRACT, ALSO BEING ON THE EAST LINE OF COUNTY ROAD 1923;

THENCE: S 07°41'36" E, 60.33 FEET TO A SET 1/2" REBAR WITH CAP BEING IN THE WEST BOUNDARY LINE OF SAID 106.7121 ACRE TRACT, ALSO BEING ON THE EAST LINE OF COUNTY ROAD 1923;

THENCE: S 25°59'03" E, 61.00 FEET TO A SET 1/2" REBAR WITH CAP BEING IN THE WEST BOUNDARY LINE OF SAID 106.7121 ACRE TRACT, ALSO BEING ON THE EAST LINE OF COUNTY ROAD 1923;

THENCE: S 51°50'00" E, 39.38 FEET TO A SET 1/2" REBAR WITH CAP BEING IN THE WEST BOUNDARY LINE OF SAID 106.7121 ACRE TRACT AND BEING THE NORTHWEST CORNER OF A 1.657 ACRE TRACT AS DESCRIBED IN A GENERAL WARRANTY DEED TO ZELMA DIANE ANDERSON RECORDED IN INSTRUMENT NO. 2021000413 AND CENTER LINE OF A 50 FOOT ACCESS EASEMENT AS DESCRIBED IN EASEMENT TO MILDRED I. HAZEL RECORDED IN VOLUME 787, PAGE 610, ALSO BEING ON THE EAST LINE OF COUNTY ROAD 1923;

THENCE: S 34°33'58" W, ALONG THE CENTER LINE OF SAID ACCESS EASEMENT 190.27 FEET TO A SET MAG NAIL BEING IN THE WEST BOUNDARY LINE OF SAID 1.657 ACRE TRACT;

THENCE: S 24°53'24" W, ALONG THE CENTER LINE OF SAID ACCESS EASEMENT 257.91 FEET TO A SET MAG NAIL BEING IN THE WEST BOUNDARY LINE OF SAID 1.657 ACRE TRACT TO THE SOUTHWEST CORNER OF SAID 1.65 ACRE TRACT;

THENCE: S 69°11'55" E, ALONG THE SOUTH BOUNDARY LINE OF SAID 1.65 ACRE TRACT 271.67 FEET TO A FOUND 5/8" REBAR IN THE WEST BOUNDARY LINE OF SAID 149.83 ACRE TRACT AND THE EAST BOUNDARY LINE OF SAID 11.75 ACRE TRACT;

THENCE: S 00°34'04" E, 1144.23 FEET TO POINT OF BEGINNING, CONTAINING 123.513 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON GEODETIC NORTH AS MEASURED USING GPS (GLOBAL POSITIONING SYSTEM) ON JUNE 18, 2021 WITHIN THE PARAMETERS OF WGS-84.

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GRAPHIC SCALE

140 0 70 140 280 560

(IN FEET)
1 inch = 140 ft.

FILE NAME: 14138-1.DWG

THIS TRACT IS PARTIALLY WITHIN A DESIGNATED FLOOD PLAIN, ACCORDING TO FEDERAL INSURANCE ADMINISTRATION RATE MAP, MAP NUMBER 48067C0400C, EFFECTIVE DATE APRIL 3, 2012.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS OF IMPROVEMENTS, VISIBLE EASEMENTS OR RIGHTS-OF-WAY (ALL EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN IF TITLE COMMITMENT WAS PROVIDED PRIOR TO FIELD WORK), EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY.

STATE OF TEXAS
REGISTERED
BRET READ
6810
PROFESSIONAL
LAND SURVEYOR

REVISION	DATE	DESCRIPTION	BY	SHEET NO.
1	8-23-21	CORRECTED TYPOS	RWB	1

LYNCH SURVEYING
TEXAS FIRM NO. 0803390487
3606 MAGNOLIA STREET
TEXARKANA, TEXAS 75503
BUSINESS (903) 791-1392 FAX (903) 791-1395

CASS COUNTY, TEXAS
JOHN NALL SURVEY, A-796
SURVEY FOR FLORY

Scale: 1"=140'	Date: AUG, 2021	Job No. 14138
Dsn. By:	Dwn. By: RWB	Ckd. By: