

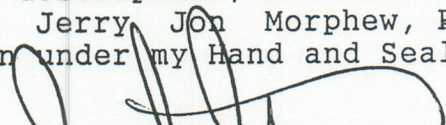
East Texas Surveying

BOX 87
LINDEN, TEXAS 75563

ALL THAT CERTAIN 20.123 ACRE TRACT OF LAND IN THE JOSEPH WATKINS SURVEY, ABSTRACT 1078, CASS COUNTY, TEXAS, BEING PART OF TRACT 6 DESCRIBED IN PARTITION DEED RECORDED IN VOLUME 582, PAGE 726, DEED RECORDS OF CASS COUNTY, TEXAS, AND BEING THE SAME LAND CONVEYED BY QUITCLAIM DEED RECORDED IN VOLUME 1049, PAGE 427, REAL PROPERTY RECORDS OF CASS COUNTY, TEXAS. SAID 20.123 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING AT: A 3/8" iron rod found in the center of Cass County Road #1240 at its intersection with the North Right-of-Way line of F.M. Highway #1399 for the Southwest corner of this tract;
- THENCE: N 00° 33' 20" E (record bearing: Volume 1049, Page 427), with said County Road, 1090.71 ft. to a 3/8" iron rod found for the Northwest corner of this tract and the Southwest corner of Tract 2 in said Partition Deed;
- THENCE: S 79° 28' 16" E, with the South line of said Tract 2 and along the center of a 30 ft. wide easement, 671.88 ft. to a 2" iron pipe found for the Southeast corner of said Tract 2 and the Southwest corner of Tract 3 in said Partition Deed;
- THENCE: S 79° 25' 34" E, with the South line of said Tract 3 and along the center of a 30 ft. wide easement, 285.87 ft. to a 2" iron pipe found for the Northeast corner of this tract and the Northwest corner of the Quit M. Pruitt called 12.09 acre tract described in deed recorded in Volume 735, Page 227, Real Property Records of Cass County, Texas;
- THENCE: S 18° 37' 32" W, with the West line of said called 12.09 acre tract, 1187.38 ft. to a 1/2" re-bar with cap set for its Southwest corner and the Southeast corner of this tract in the North Right-of-Way line of F.M. Highway #1399;
- THENCE: N 69° 53' 26" W, with said North Right-of-Way line, 610.10 ft. to the Point of Beginning containing 20.123 acres of land, more or less.

Surveyed and computed by East Texas Surveying Co., and certified to be correct as to location, description, and area within the customary limits of accuracy by Jerry Jon Morpew, Registered Professional Land Surveyor. Given under my Hand and Seal this the 8th day of May, 1998.



JOSEPH WATKINS SURVEY, A - 1078

PEARLENA W. BYRD
582/726

INEZ W. BATTISE
582/726

FND. 3/8" IRON ROD

FND. 2" IRON PIPE

FND. 2" IRON PIPE

FND. 3/8" IRON ROD
POWER POLE

COUNTY ROAD NO. 1240

N 00°33'20" E
1090.71'

(RECORD BEARING VOL. 1049, PG 427)

20.123 ACRES

N 69°53'26" W
610.10'

F. M. HIGHWAY NO. 1399

S 18°37'32" W

SET 1/2" RE-BAR WITH CAP

300.00'

N 69°53'26" W

7.2 / 12.5 KV
ELECTRIC LINE

30' EASEMENT

1187.38'

QUIT M. PRUITT
CALLED 12.09 AC.
735/727



SCALE: 1" = 200'

CASS COUNTY, TEXAS