



LINE	BEARING	DISTANCE
L1	N 1° 13' 30" E	160.74
L2	N 27° 48' 30" E	160.74
L3	N 02° 17' 16" W	458.42
L4	N 25° 05' 18" E	258.07

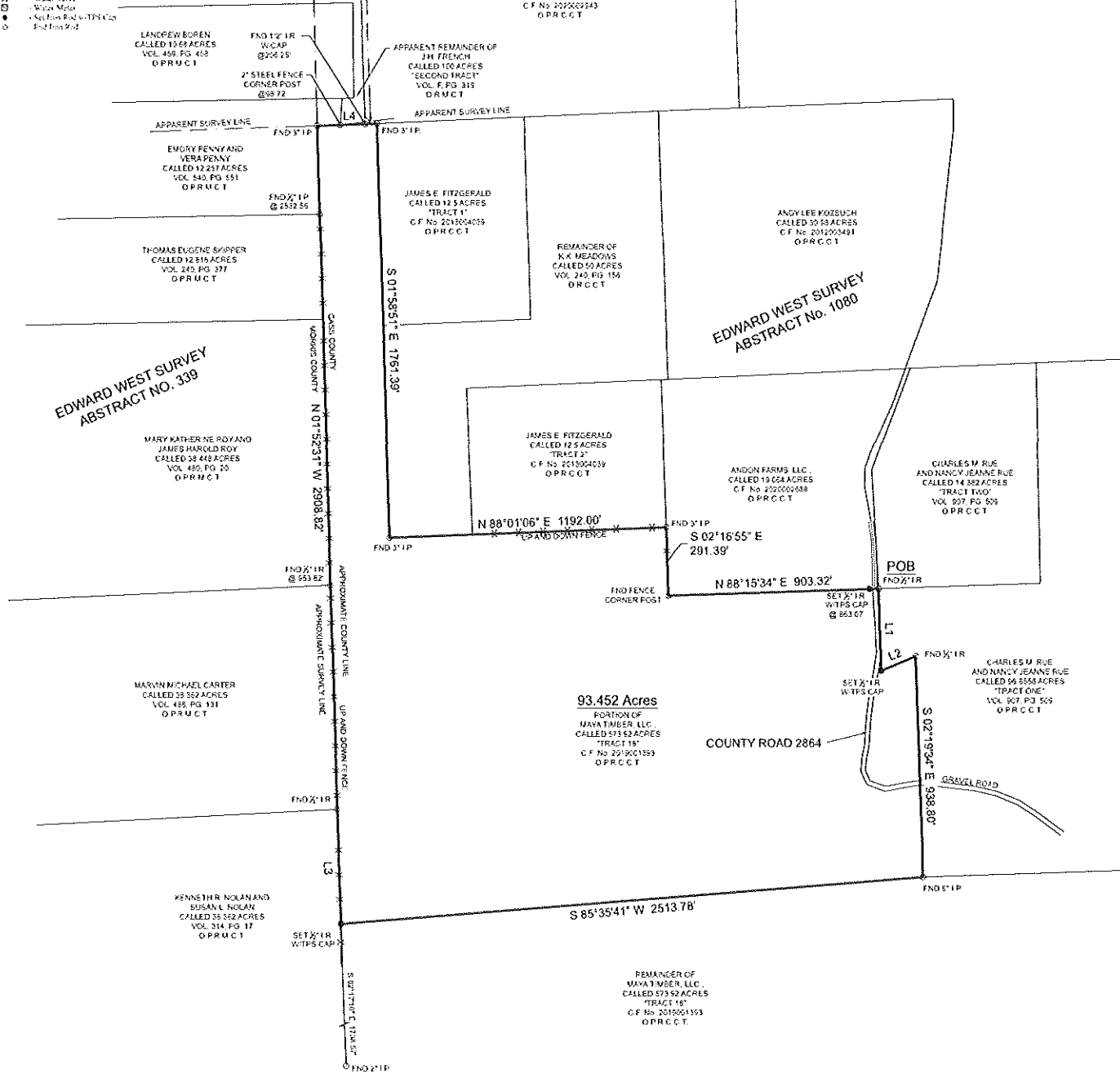
- SYMBOL LEGEND**
- Overhead Power Line
 - Day Wire
 - Wood Fence
 - Stouffed Wood Fence
 - Chain Link Fence
 - Wire Fence
 - Fire Hydrant
 - Power Pole
 - Telephone Pedestal
 - Water Valve
 - Water Meter
 - Sewer Road W/TPS Cap
 - Fire Hydrant

CRAVEN BOSWELL SURVEY
ABSTRACT NO. 28

CRAVEN BOSWELL SURVEY
ABSTRACT NO. 1332

JOHN C. HARRISON SURVEY
ABSTRACT NO. 491

DONNA RUTH WILSON AND
BARRY FLOYD CREWS
CALLED 82.445 ACRES
C.F. No. 2019029243
O.P.R.C.C.T.



Surveyor has relied on information provided by
Old Republic National Title Insurance Company
OF No. 21-0122
Effective date: March 8, 2021

BOUNDARY SURVEY

BEING a 93.452 acre tract situated in the Edward West Survey Abstract Number 1050, Cass County, Texas, being a portion of that certain called 573.92 acre tract described as "Tract 15" in instrument to Mava Timber, LLC, recorded under Chain File Number 2019011593 of the Official Public Records of Cass County, Texas 90 P.R.C.T.1, said 93.452 acre tract being more particularly described by attached index and bounds description.

This Property Lies in Zone X outside the
100 Year Flood Plain Per Graphic Scaling
according to Community Flood No
48067C0325C having an effective date of
4/3/2012

Job No. 14297-379
Scale 1" = 200'
Date 03/12/2021
Drawn by LWB
Field Crew JJJ
Revised

Purchaser: Andon Farms, LLC
Address: CR 2864, Mava, Spring, TX 77665
Lot: _____ Block: _____ Section: _____
Survey: Edward West, A 1985
Date: 93.452 Acres
Drawn by: LWB
Subdivision: _____
Cabinet: _____ Sheet: _____ Record: _____
City: Cass County: Texas

Bearings shown hereon are based on GPS observations and are referenced to the NAD83 Texas State Plane Coordinate System, North Central Zone (4202)
Base of Bearings:

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that the survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.



Carey A. Johnson
Carey A. Johnson
Registered Professional Land Surveyor No. 6524

TEXAS
PROFESSIONAL
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1000 FRAZIER STREET, FORT WORTH, TX 76104
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REGISTERED STATE NO. 59343-00



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION 93.452 ACRES IN THE EDWARD WEST SURVEY, ABSTRACT NUMBER 1080 CASS COUNTY, TEXAS

BEING a 93.452 acre tract of land situated in the Edward West Survey Abstract Number 1080, Cass County, Texas, being a portion of that certain called 573.92 acre tract described as "Tract 18" in instrument to Maya Timber, LLC., recorded under Clerk's File Number 2019001393 of the Official Public Records of Cass County, Texas 90.P.R.C.C.T.), said 93.452 acre tract being more particularly described by metes and bounds as follows:

BEGINNING ½ inch iron rod found in the easterly margin of County Road 2864 (C.R. 2864), for the common corner of said 573.92 acre tract, that certain called 96.8558 acre tract described as "Tract One" and that certain called 14.382 acre tract described as "Tract Two", both in instrument to Charles M. Rue and Nancy Jeanne Rue, recorded in Volume 907, Page 509, O.P.R.C.C.T., being a northeasterly corner of the herein described 93.452 acre tract;

THENCE South 01°33'30" East, 350.84 feet, with the easterly margin of said C.R. 2864, the common line between said 573.92 acre tract and said 96.8558 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for a common corner of the same, being an interior corner of the herein described 93.452 acre tract;

THENCE North 67°46'08" East, 160.74 feet, continuing with said common line to a 3/8 inch iron rod found for a common corner of the same, being the easterly northeast corner of the herein described 93.452 acre tract;

THENCE South 02°19'34" East, 938.80 feet, to continuing with said common line, over and across said C.R. 2864, to a 6 inch iron pipe found for a common corner of the same, being the southeasterly corner of the herein described 93.452 acre tract;

THENCE South 85°35'41" West, 2513.78 feet, severing said 573.92 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" the apparent common line between said Cass County and Morris County, Texas, the apparent common line between said West Survey and the Edward West Survey, Abstract Number 339, the easterly line of that certain called 36.362 acre tract described in instrument to Kenneth R. Nolan and Susan L. Nolan, recorded in Volume 314, Page 17 of the Official Public Records of Morris County, Texas (O.P.R.M.C.T.), being the southwesterly corner of the herein described 93.452 acre tract, from which a 2 inch iron pipe found for reference bears South 02°17'16" East, 1738.57 feet;

THENCE North 02°17'16" West, 488.42 feet, to with the apparent common line between said Cass and Morris Counties, the apparent common line between said West Surveys, the common line between said 573.92 acre tract and said 36.362 acre tract, to a ½ inch iron rod found for the common corner of said 573.92 acre tract, said 36.362 acre tract, and that certain called 36.362 acre tract described in instrument to Marvin Michael Carter, recorded in Volume 486, Page 131, O.P.R.M.C.T., being an angle point in the westerly line of the herein described 93.452 acre tract;

THENCE North 01°52'31" West, continuing with the apparent common line between said Cass and Morris Counties, the apparent common line between said West Surveys, the easterly line of said 36.362 acre tract, that certain called 38.448 acre tract described in instrument to Mary Katherine Roy and James Harold Roay, recorded in Volume 480, Page 20, O.P.R.M.C.T., that certain called 12.816 acre tract described in instrument to Thomas Eugene Skipper, recorded in Volume 240, Page 377, O.P.R.M.C.T., and that certain called 12.257 acre tract described in instrument to Emory Penny and Vera Penny, recorded in Volume 540, Page 551, O.P.R.M.C.T., common to the westerly line of said 573.92 acre tract, at a distance of 953.82 feet, pass a ½ inch iron rod found for the common easterly corner of said 36.362 acre tract and said 38.448 acre tract, at a distance of 2532.56 feet, pass a ½ inch iron pipe found for the common easterly corner of said 12.816 acre tract and said 12.257 acre tract, in all, a total distance of 2908.82 feet, to a 3 inch iron pipe found for the apparent common corner of said West Surveys, the Craven Boswell Survey, Abstract Number 1332, and the Craven Boswell Survey, Abstract Number 28, for a common corner of said 573.92 acre tract and said 12.257 acre tract, being the northwesterly corner of the herein described 93.452 acre tract;

THENCE North 88°05'58" East, with the apparent southerly line of said Boswell Survey (Abstract Number 1332), the apparent southerly line of the John C. Harrison Survey, Abstract Number 491, common to the apparent northerly line of said West Survey (Abstract Number 1080), the most easterly south line of said 12.257 acre tract, the southerly line of the apparent remainder of that certain called 100 acre tract described as "Second Tract" in instrument to J.H. French, recorded in Volume F, Page 319 of the Deed Records of Morris County, Texas (D.R.M.C.T.), that certain called 82.445 acre tract described in instrument to Donna Ruth Wilson and Barry Floyd Crews, recorded under Clerk's File Number 2020002943, O.P.R.C.C.T., common to the most northerly line of said 573.92 acre tract, at a distance of 98.72 feet pass a 2 inch steel fence corner post found for reference, at a distance of 206.25 feet, pass a ½ inch iron rod with cap found for reference, in all, a total distance of 258.07 feet, to a 3 inch iron pipe found for the common northerly corner of said 573.92 acre tract and that certain called 12.5 acre tract described as "Tract 1" in instrument to James E. Fitzgerald, recorded under Clerk's File Number 2013004039, O.P.R.C.C.T., being the northerly northeast corner of the herein described 93.452 acre tract;

THENCE South 01°58'51" East, 1761.39 feet, with a westerly line of said 12.5 acre tract, the remainder of that certain called 50 acre tract described in instrument to K. K. Meadows, recorded in Volume 240, Page 156 of the Deed Records of Cass County, Texas (D.R.C.C.T.), common to the most northerly east line of said 573.92 acre tract, to a 3 inch iron pipe found for a common corner of said 573.92 acre tract and said remainder of 50 acre tract, being an interior corner of the herein described 93.452 acre tract;

THENCE North 88°01'06" East, 1192.00 feet, with a southerly line of said remainder of 50 acre tract, a southerly line of that certain called 12.5 acre tract described as "Tract 2" in said instrument to James Fitzgerald, common to a northerly line of said 573.92 acre tract, to a 3 inch iron pipe found in the westerly line of that certain called 19.064 acre tract described in instrument to Andon Farms, L.L.C., recorded under Clerk's File Number 2020002688, O.P.R.C.C.T., for the common easterly corner of said 573.92 acre tract and said 12.5 acre tract, "Tract 2", being a northeasterly corner of the herein described 93.452 acre tract;

THENCE South 02°16'55" East, 291.39 feet, with the common line between said 573.92 acre tract and said 19.064 acre tract, to a fence corner post found for a common corner of the same, being an interior corner of the herein described 93.452 acre tract;

THENCE North 88°15'34" East, continuing with said common line, at a distance of 863.07 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set in the westerly margin of said C.R. 2864 for reference, in all, a total distance of 903.32 feet, to the **POINT OF BEGINNING.**

CONTAINING a computed area of 93.452 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on March 12, 2021 by Texas Professional Surveying, L.L.C., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number H297-379.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, North Central Zone (4202).

March 18, 2021
Date



Carey A. Johnson
R.P.L.S. No. 6524