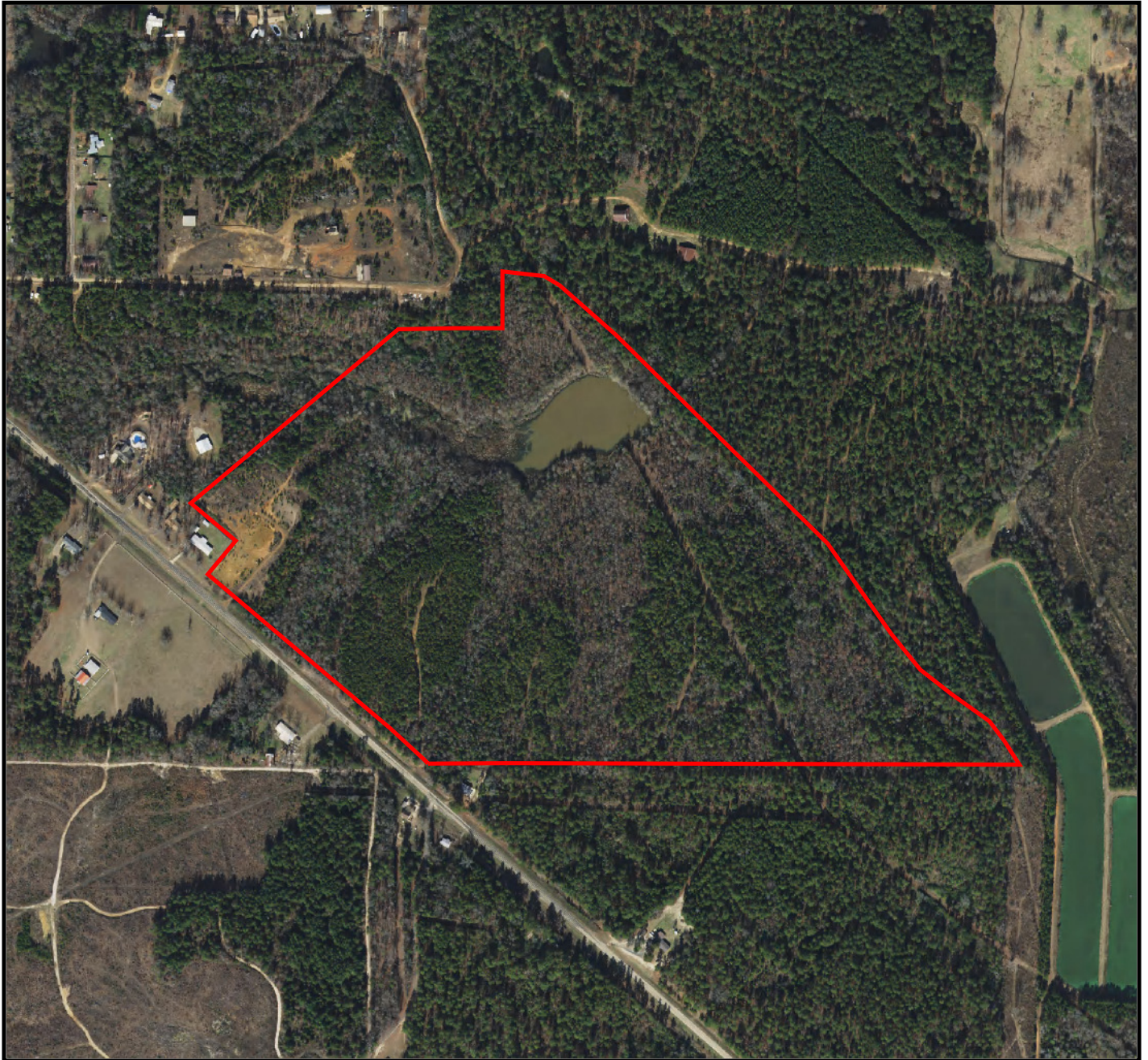






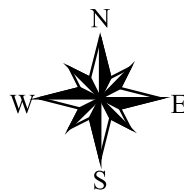


FM 125-96



Map Legend

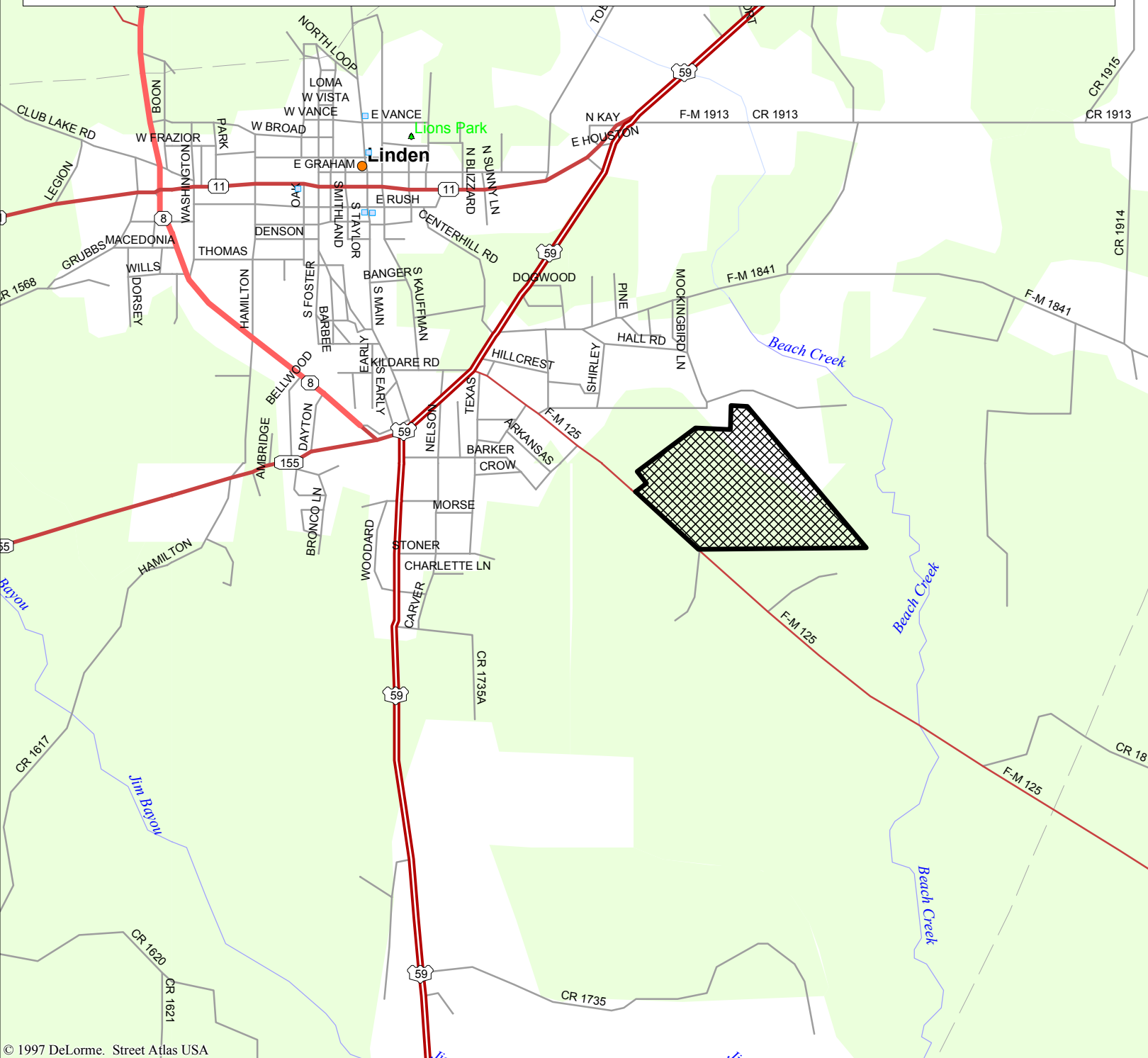
-  Pond ~96.7 Acres
-  Building
-  Improved Road
-  Woods Road
-  Creek
-  Highline or Pipeline



Landowner Information

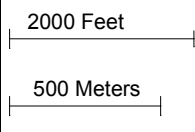
Owner:	
Survey:	J. Clark
Abstract:	172
County:	Cass Co., TX
Date Prepared:	
Prepared by:	Scott Hammett
Source:	2015 DOQQ
Scale:	1"=660'

FM 125-96 Tract



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Mag 14.00
 Fri Dec 10 15:03 2021
 Scale 1:25,000 (at center)

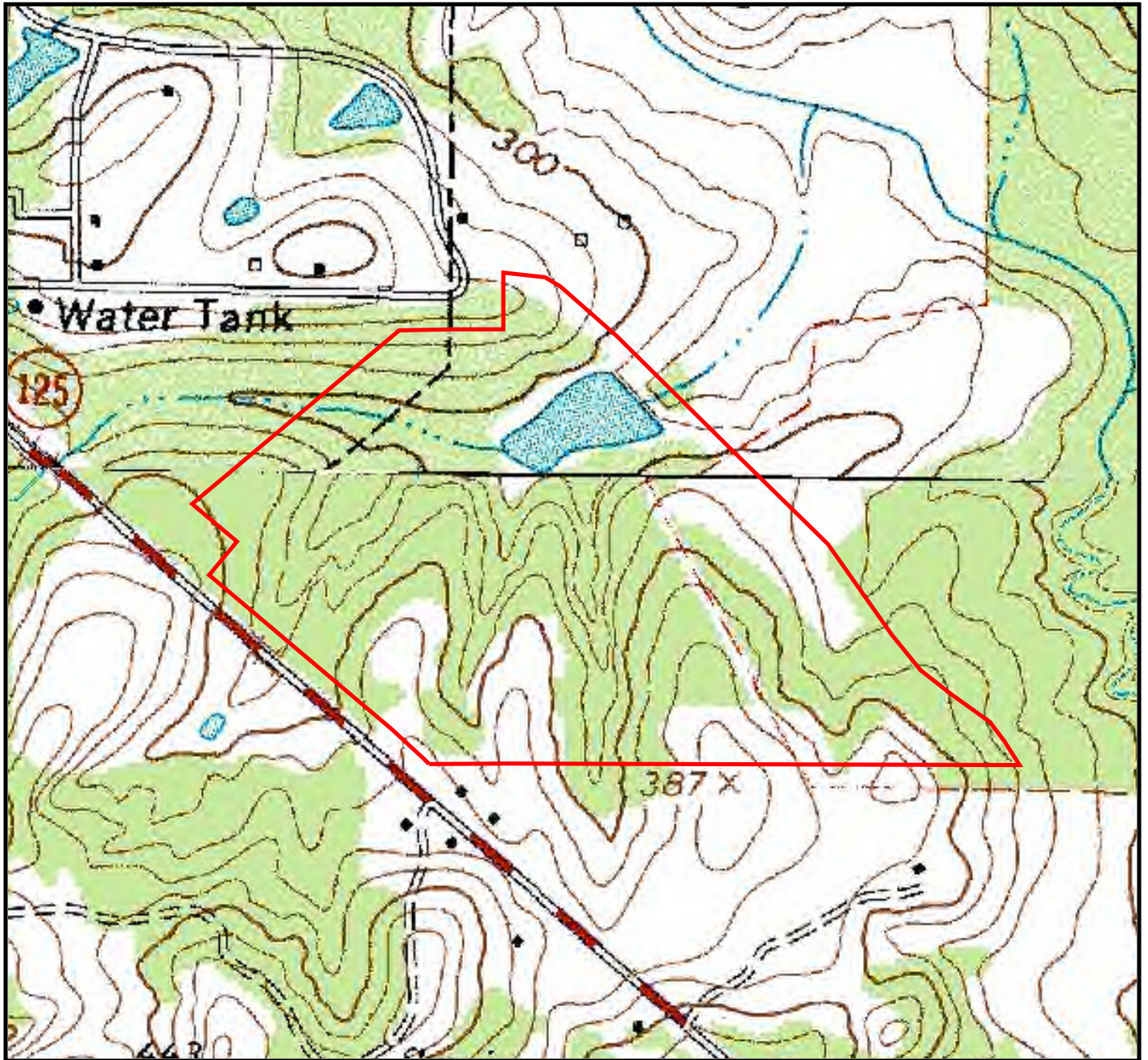


- Local Road
- Major Connector
- State Route
- Primary State Route
- US Highway
- Utility/Pipe
- County Seat
- Park/Reservation
- Woodland
- River/Canal
- Intermittent River







From Linden, TX at the intersection of Hwy 59 and FM 125, take FM 125 southeast approximately .6 miles. The property is on the left (north side of FM 125).

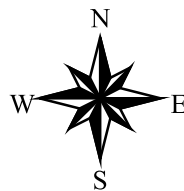
East Texas Realty signs are on the property.

FM 125-96 Topographic Map



Map Legend

-  Pond
-  Building
-  Improved Road
-  Woods Road
-  Creek
-  Highline or Pipeline



Landowner Information

Owner:	
Survey:	J. Clark
Abstract:	172
County:	Cass Co., TX
Date Prepared:	
Prepared by:	Scott Hammett
Source:	USGS Topo
Scale:	1"=660'

FM 125-96
Legal Descriptions

EXHIBIT "A"

TRACT

All that certain 58.151 acre tract of land in Blocks #5 and #6 of the James Clark Survey, Abstract 172, Cass County, Texas. Being all of the same land described in a Warranty Deed from Derrell McCoy and wife to Ben A. Har, Sr., dated May 22, 1973 and recorded in Volume 554 on Page 688,

BEGINNING at an old 1 1/2" iron pipe in the North line of the John W. Duncan Survey, Abstract 262 and the South line of the Clark Survey and on the Southwest corner of Block 5 for an angle point in the South line of this described tract, the Southeast corner of Block 6;

THENCE South 89° 34' 51" West, along the South line of the Clark Survey as occupied, at 16.47 feet pass an iron rod on the Northeast corner of the Marvin Coleman Tract, a total distance of 334.26 feet to an old 1 1/2" iron pipe in the Northeast right of way line of Texas Farm Road No. 125 for the Southwest corner, the Northwest corner of the Coleman Tract. A concrete monument bears South 46° 29' 09" East, 75.50 feet;

THENCE North 46° 29' 09" West, along the right of way line, 28.83 feet to an iron rod for the most Westerly Northwest corner,

THENCE North 89° 34' 51" East, 20 feet from and parallel to the South line of the Clark Survey, 355.07 feet to an iron rod in the East line of Block 6 and the West line of Block 5 for an ell corner,

THENCE North 00° 16' 40" West along a marked line, at 1834.96 feet pass 0.83 feet East of a 1" pipe, a total distance of 2043.84 feet to an old 1 1/2" iron pipe on the South side of an old abandoned County Road for the Northwest corner. A Red Oak marked "X", bears South 33° East, 24.0 feet, a Pine marked "X" bears South 53° West 18.7 feet,

THENCE

South 84° 22' 48" East, 179.54 feet,
South 57° 38' 22" East, 77.60 feet,
South 49° 06' 31" East, 319.03 feet,
South 45° 17' 36" East, 648.29 feet,
South 45° 34' 33" East, 619.23 feet,
South 35° 13' 51" East, 472.10 feet,
South 38° 54' 25" East, 196.77 feet,
South 52° 38' 36" East, 166.65 feet,
South 54° 01' 38" East, 200.12 feet,
South 37° 21' 06" East, 100.59 feet,
South 32° 24' 27" East, 124.70 feet to an old axle on the East side of road and in the South line of the Clark Survey as occupied for the Southeast corner. A Pin Oak marked "X" bears North 85° West, 36.5 feet, a Post Oak marked "X" bears North 16° West, 19.5 feet,

THENCE North 89° 02' 53" West along the marked survey line, 2196.89 feet to the Place of Beginning

and

All that certain 38.333 acre tract of land in the James Clark Survey, Abstract 172, Cass County, Texas. Being the remaining portion of a called 65.80 acre tract described in Volume 535, Page 12, Cass County Deed Records and being more particularly described by metes and bounds as follows:

Beginning at: A 2" iron pipe found for the Northeast corner of said 38.492 acre tract, pipe also the Northeast corner of original called 65.80 acres, pipe also the Southeast corner of a 1.00 acre tract;

Thence: Along an old marked line, S 00° 41' 04" E, 1833.69 ft. to a 1/2" rebar set for the Southeast corner of said 38.333 acres, pipe also the Northeast corner of a called 0.16 acre tract described in Volume 473, Page 36 and Volume 535, Page 13;

Thence: Along the North line of said 0.16 acre tract, S 89° 34' 56" W, 358.56 ft. to a 1/2" iron rod set in the Northeast right-of-way line of Farm Road No. 125 for the most Southerly Southwest corner;

Thence: Along Farm Road right-of-way as follows:
N 47° 04' 18" W, 191.82 ft., a concrete monument found;
and N 49° 55' 15" W, 1020.73 ft., a 1/2" iron rod found for a corner, rod also the most Southern corner of the Hayes lot;

Thence: N 40° 01' 14" E, 185.63 ft. to a 3" iron pipe found for a corner, pipe also the most Eastern corner of the Hayes lot;

Thence: N 50° 01' 22" W, 249.40 ft. to a 1/2" iron rod for the most Western Southwest corner rod also the Southeast corner of a 20.0 acre tract described in Volume 901, Page 497;

Thence: N 50° 03' 53" E (based on record bearing, Volume 901, Page 497), 1154.01 ft. to a 1/2" iron rod found in the South line of the Charles Evans 5.792 acre tract for the Northwest corner;

Thence: N 89° 16' 34" E, 236.26 ft. to a 1/2" iron pipe found for a corner, rod also the Southwest corner of a 1.00 acre tract;

Thence: N 89° 20' 49" E, 208.77 ft. to the Place of Beginning, containing 38.333 acres of land, more or less.