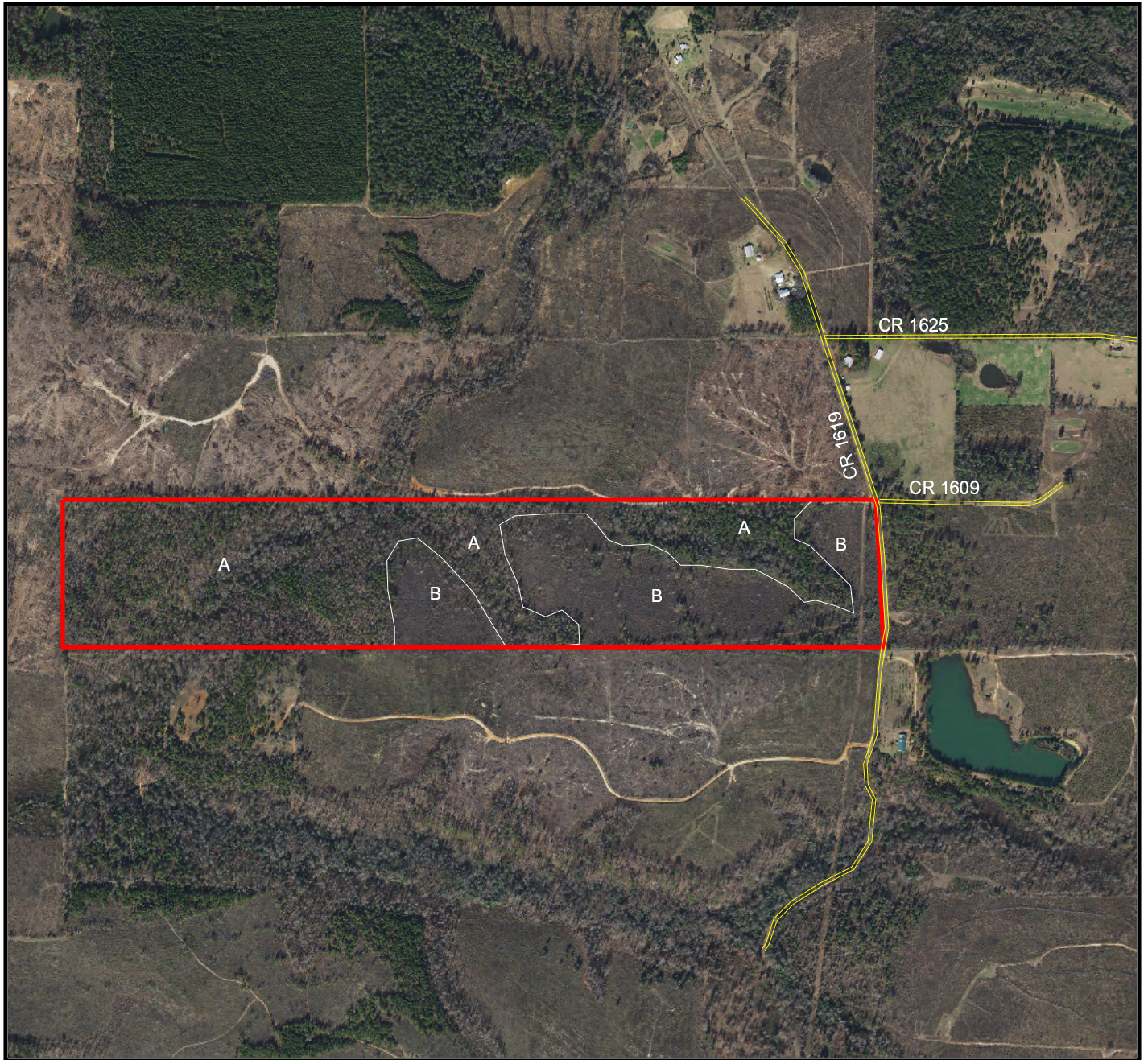


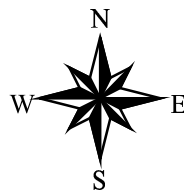
# CR 1619-114 Tract



For Location Purposes Only  
Not to Scale

## Map Legend

- Pond
- Building
- Area A- Pine/ Hardwood Mix- 72+/- acres
- Area B- Planted Pine- 42+/- acres
- 114 Deed Acres
- Improved Road
- Woods Road
- Creek
- Highline or Pipeline

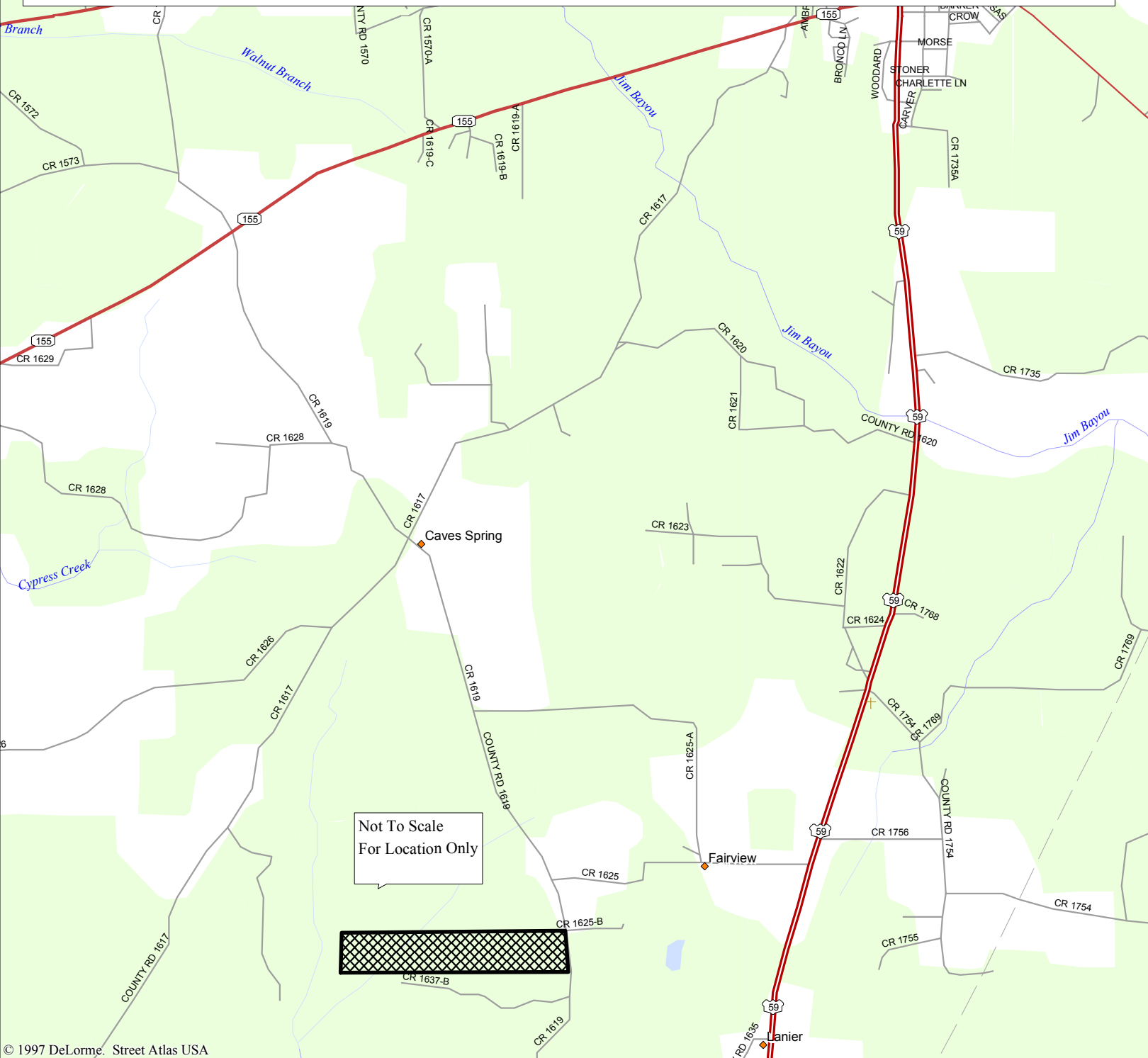


## Landowner Information

Owner:	<b>K. Wellborn</b>
Survey:	<b>1099</b>
Abstract:	<b>1099</b>
County:	<b>Cass Co., TX</b>
Date Prepared:	
Prepared by:	<b>Scott Hammett</b>
Source:	<b>2015 DOQQ</b>
Scale:	<b>1"=990'</b>

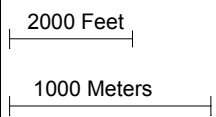


# CR 1619-114 Tract Location Map



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Mag 14.00  
 Thu Apr 25 14:16 2019  
 Scale 1:37,500 (at center)

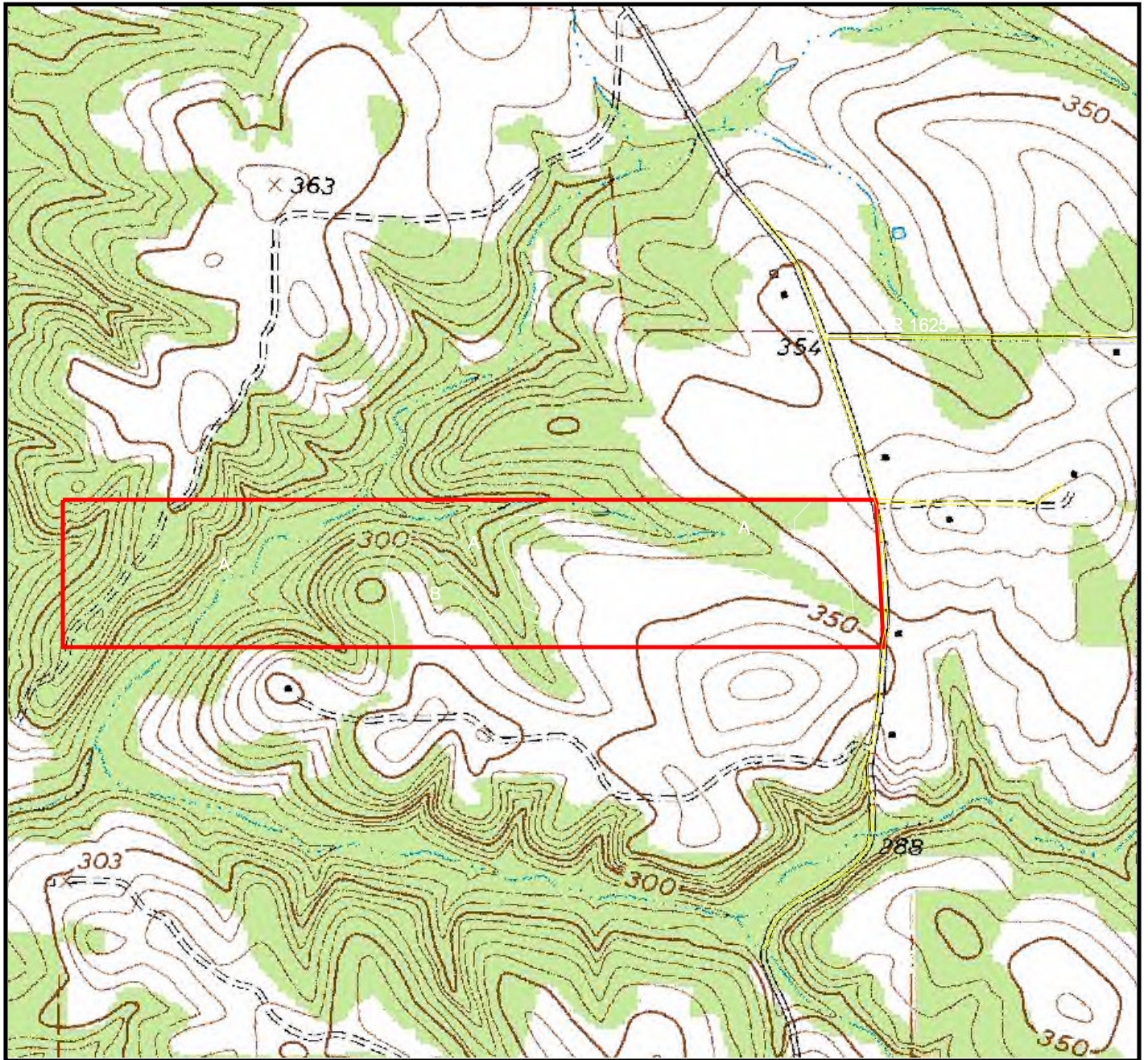


- Local Road
- Major Connector
- State Route
- Primary State Route
- US Highway
- Utility/Pipe
- Locale
- Cemetery
- Water
- Woodland
- River/Canal
- Intermittent River







From Linden, TX at the intersection of Hwy 155 and Hwy 59, take Hwy 59 South approximately 3.8 miles to CR 1625. Take CR 1625 west to CR 1619. Take CR 1619 South .25 miles. The tract lies west of CR 1625.

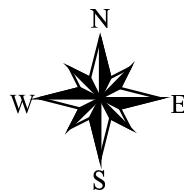
An East Texas Real Estate sign is on the tract.

# CR 1619-114 Tract Topographic Map



## Map Legend

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

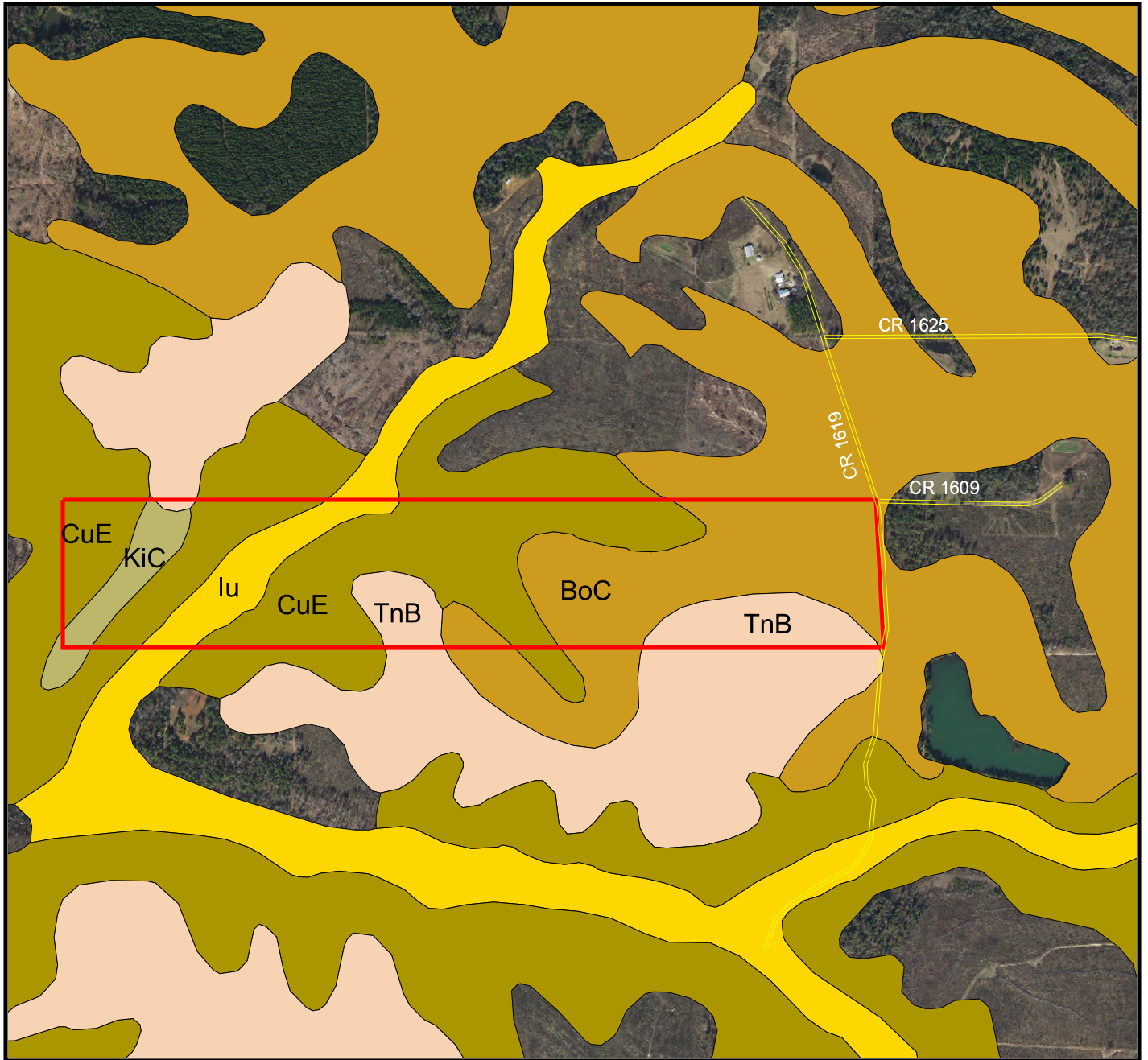


## Landowner Information

Owner:	
Survey:	<b>K. Wellborn</b>
Abstract:	<b>1099</b>
County:	<b>Cass Co., TX</b>
Date Prepared:	
Prepared by:	<b>Scott Hammett</b>
Source:	<b>USGS Topo</b>
Scale:	<b>1"=990'</b>



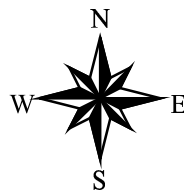
# CR 1619-114 Tract Soils Map



For Location Purposes Only  
Not to Scale

## Map Legend

	Pond	<b>Soilmu_a_tx616.shp</b>	
	Building		BoC Bowie
	Improved Road		CuE Cuthbert
	Woods Road		lu Kirvin
	Creek		KiC Iulus
	Highline or Pipeline		TnB Tenaha



## Landowner Information

Owner:	
Survey:	<b>K. Wellborn</b>
Abstract:	<b>1099</b>
County:	<b>Cass Co., TX</b>
Date Prepared:	
Prepared by:	<b>Scott Hammett</b>
Source:	<b>NRCS Soils Map</b>
Scale:	<b>1"=990'</b>

CR 1619-114 Tract  
Legal Description

of the County of CASS, State of TEXAS all that certain tract or parcel of land situated in Cass County, Texas, and being 114 acres, more or less, out of the K.A. Welborn League Survey, and being bounded as follows:

BEGINNING at the Northwest corner of the Aaron Simington 253 acre tract out of the Southwest corner of said Welborn Survey:

THENCE North 339 varas to rock for corner in the South line of the G.W. Fant tract:

THENCE East with the South line of the G.W. Fant tract and of the W.H. Hankins tract 1867 varas to corner in the South line of the W.H. Hankins tract in the Jefferson and Stephenson Ferry Road:

THENCE South with said road to corner in said road in the North line of said Aaron Simington tract of 253 acres:

THENCE West with the North line of said tract 1884 varas to the place of beginning and being the same land described in the deed from J.S. Simington and Wife to C.H. Hefner, dated Jan. 4, 1921 and of record in Vol. T-4, page 355, Cass County Deed Records, and containing 114 acres, more or less.

THERE IS EXPRESSLY RESERVED TO THE GRANTORS HEREIN ALL OIL, GAS, AND OTHER MINERALS THAT WERE IN THE LAND WHEN IT WAS SOLD TO THEM BY HERSHEL N. HANNER AND WIFE, MARIE H. HANNER, and Grantors are hereby granting to Grantees, the surface, only, of said tract of land.

GRANTORS HEREBY RESERVE RIGHTS OF INGRESS AND EGRESS TO EXPLORE, MINE, DRILL FOR SAID MINERALS AND TO REMOVE SAME FROM SAID TRACT OF LAND.