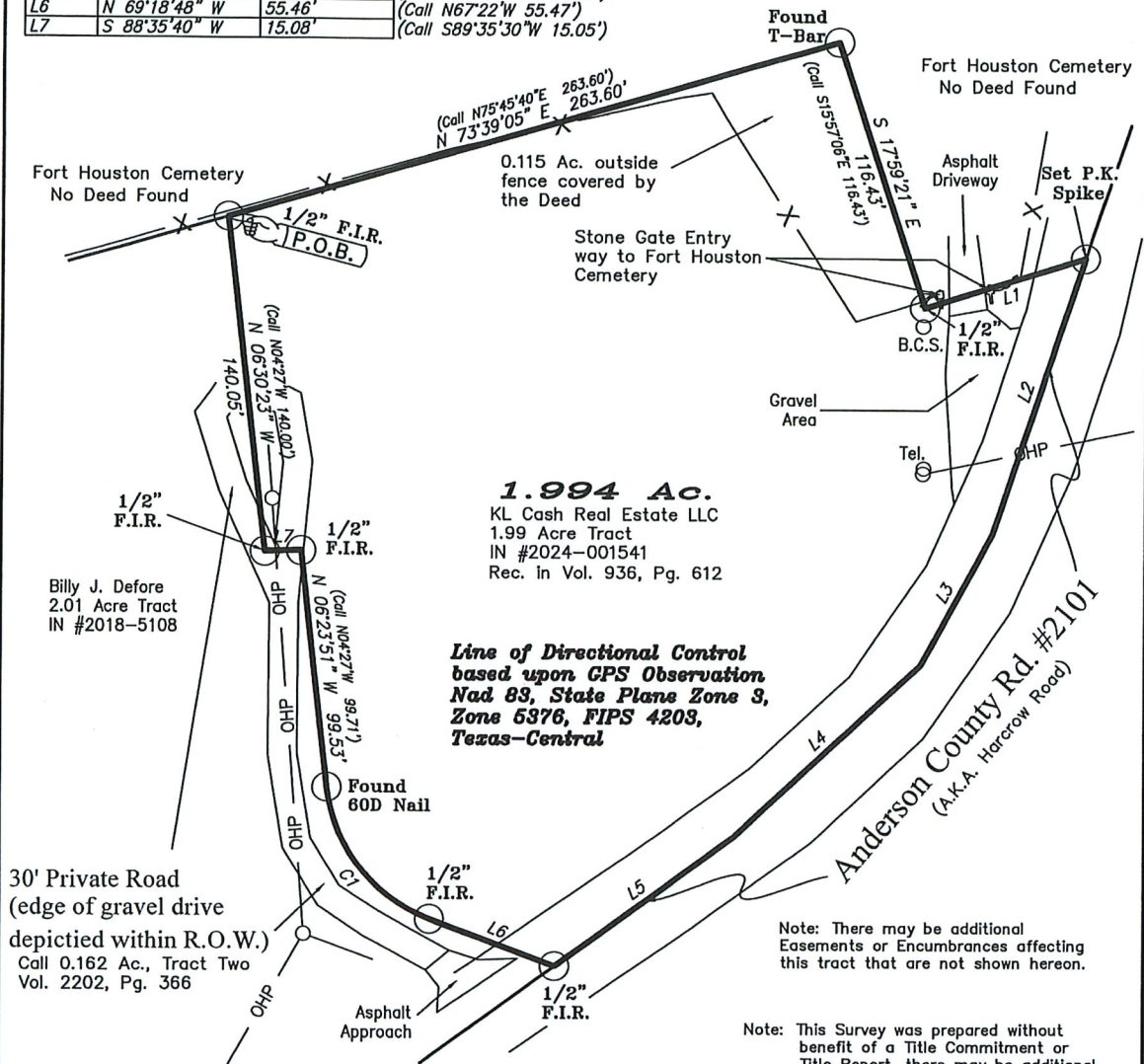


LINE	BEARING	DISTANCE
L1	N 72°38'25" E	70.00'
L2	S 18°16'32" W	121.29'
L3	S 28°24'14" W	62.35'
L4	S 46°48'16" W	106.01'
L5	S 53°49'30" W	91.43'
L6	N 69°18'48" W	55.46'
L7	S 88°35'40" W	15.08'

(Call N74°12'38"E 70.00')
 (Call S20°26'18"W 121.29')
 (Call S30°21'02"W 62.35')
 (Call S48°45'04"W 106.01')
 (Call S55°46'18"W 91.43')
 (Call N67°22'W 55.47')
 (Call S89°35'30"W 15.05')

CURVE	RADIUS	ARC LENGTH
C1	66.73'	73.40'
CHORD LENGTH	CHORD BEARING	DELTA ANGLE
69.76'	N 38°03'57" W	63°01'29"



1.994 Ac.
 KL Cash Real Estate LLC
 1.99 Acre Tract
 IN #2024-001541
 Rec. in Vol. 936, Pg. 612

**Line of Directional Control
 based upon GPS Observation
 Nad 83, State Plane Zone 3,
 Zone 5376, FIPS 4203,
 Texas-Central**

Note: There may be additional Easements or Encumbrances affecting this tract that are not shown hereon.

Note: This Survey was prepared without benefit of a Title Commitment or Title Report, there may be additional Easements or Encumbrances affecting this tract that are not shown hereon.

SPECIAL NOTE:
 It is the sole responsibility of the customer and/or parties involved to file this Survey with the County Clerks office or appropriate entity. FAILURE TO DO SO may result in this Survey and/or field notes NOT RECOGNIZED AS A LEGAL DOCUMENT OR FILE OF RECORD.

DISCLAIMER:
 This Survey is being provided solely for the use of the CURRENT PARTIES. No License has been created, expressed or implied to copy this SURVEY, except as is necessary in conjunction with the ORIGINAL TRANSACTION. IT IS CERTIFIED FOR THIS TRANSACTION ONLY.

Note: Development and or division of real estate has regulations from the state, county and city. Anyone using this survey to develop and or divide land should consult with the appropriate entity to see what regulations apply. Failure to do so could result in legal action being taken.

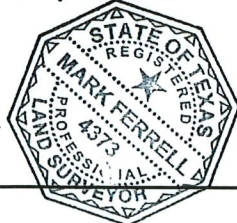
Scale: 1" = 60'
 County: Anderson
 Acreage: 1.994 Ac.
 Survey: W.M. S McDonald A-43
 Description: IN #2024-001541
 Surveyed for: Libby & Kendall Linden
 Drawn by: L.P. 002
 On the ground Field Tech: J.G.

Legend

- I.C.V. = Irrigation Control Valve
- P.O.C. = Point of Commencement
- P.O.B. = Point of Beginning
- B.C.S. = Buried Cable Sign
- U/G = Underground Electric
- W/M = Water Meter
- W/V = Water Valve
- F.I.R. = Found Iron Rod
- S.I.R. = Set Iron Rod
- F.I.P. = Found Iron Pipe
- TEL. = Telephone
- A/C = Air Conditioner
- C/O = Cleanout
- //--// = Wood Fence
- O-O- = Chainlink Fence
- X-X- = Barbwire Fence
- OHP- = Powerline

I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that the above survey plat and notes of even date represent the results of an on the ground survey made under my direction and supervision.
 This the 17th Day of APRIL, 2024.

Mark Ferrell
 Registered Professional Land Surveyor
 Number 4373



HEARN SURVEYING ASSOCIATES

Firm Number: 10019900
 108 W. Tyler St.
 Athens, Tx. 75751-2045
 (903) 675-2858
800-432-7670

Use or reproduction of this Survey for any purpose by other parties IS PROHIBITED. Surveyor is NOT RESPONSIBLE for any loss resulting therefrom.

FIELD NOTES

KL CASH REAL ESTATE LLC TRACT
1.994 ACRES

W.M. S MCDONALD SURVEY
ABSTRACT NO. 43

ANDERSON COUNTY

All that certain lot, tract, or parcel of land situated in the **W.M. S MCDONALD SURVEY, ABSTRACT NO. 43**, Anderson County, Texas, and being all of the KL Cash Real Estate LLC 1.99 acre tract, described by Deed, recorded in Instrument No. 2024-001541 of the Official Public Records of Anderson County, Texas (O.P.R.A.C.T.), and being more fully described by metes and bounds as follows.

BEGINNING at a 1/2" **FOUND IRON ROD** for the Northwest corner of this tract, located in the south line of the Fort Houston Cemetery of which no Deed of Record was found, and being the Northeast corner of Billy J. Defore 2.01 acre tract, described by Deed, recorded in Instrument No. 2018-5108 O.P.R.A.C.T.;

THENCE N 08°26'04" E 178.75 FEET generally along a fence with the most northerly north line of this tract to a **FOUND T-BAR** for the most northerly Northeast corner;

THENCE S 17°59'21" E 116.43 FEET along the most westerly east line of this tract to a 1/2" **FOUND IRON ROD**, located at the base of the most southern corner of a stone column of said Fort Houston Cemetery entrance gate for an ell corner;

THENCE N 72°38'25" E 70.00 FEET along the most southerly south line of this tract to a **SET P.K. SPIKE**, located at or near the centerline of Anderson County Road No. 2101, a.k.a. Harcrow Road for the most Eastern corner;

THENCE generally along said centerline, and the southeast line of this tract as follows:
S 18°16'32" W 121.29 FEET, S 28°24'14" W 62.35 FEET, S 46°48'16" W 106.01 FEET, S 53°49'30" W 91.43 FEET to a 1/2" **FOUND IRON ROD**, located on the east line of a 30' Private Road, a called 0.162 acre tract, described by Deed, recorded in Volume 2202, Page 366 of the Deed Records of Anderson County, Texas (D.R.A.C.T.) for the most Southern corner;

THENCE along the east line of said Road, and the west line of this tract as follows:
N 69°18'48" W 55.46 FEET to a 1/2" **FOUND IRON ROD** for an angle corner and beginning of a curve to the right, having a **DELTA ANGLE** of **63°01'29"**, a **RADIUS** of **66.73 FEET**, a **CHORD BEARING** and **LENGTH** of **N 38°03'57" W 69.76 FEET**, with an **ARC LENGTH** of **73.40 FEET** to a **FOUND 60D NAIL** for an angle corner and end of curve, **N 06°23'51" W 99.53 FEET** to a 1/2" **FOUND IRON ROD** for an Ell corner, **S 88°35'40" W 15.08 FEET** to a 1/2" **FOUND IRON ROD** for an Ell corner, and finally **N 06°30'23" W 140.05 FEET TO THE PLACE OF BEGINNING** and containing within this description **1.994 ACRES OF LAND**

SURVEYOR'S CERTIFICATE

I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that I directed an on the ground survey of the property described above for prepared the above field notes and plat of even date describing the boundaries of same just as they were found and surveyed upon the ground. **WITNESS MY HAND AND SEAL AT ATHENS, TEXAS, THIS THE 17th DAY OF APRIL, 2024.**

Mark Ferrell
Registered Professional Land
Surveyor Number 4373
Firm No. 10019900

