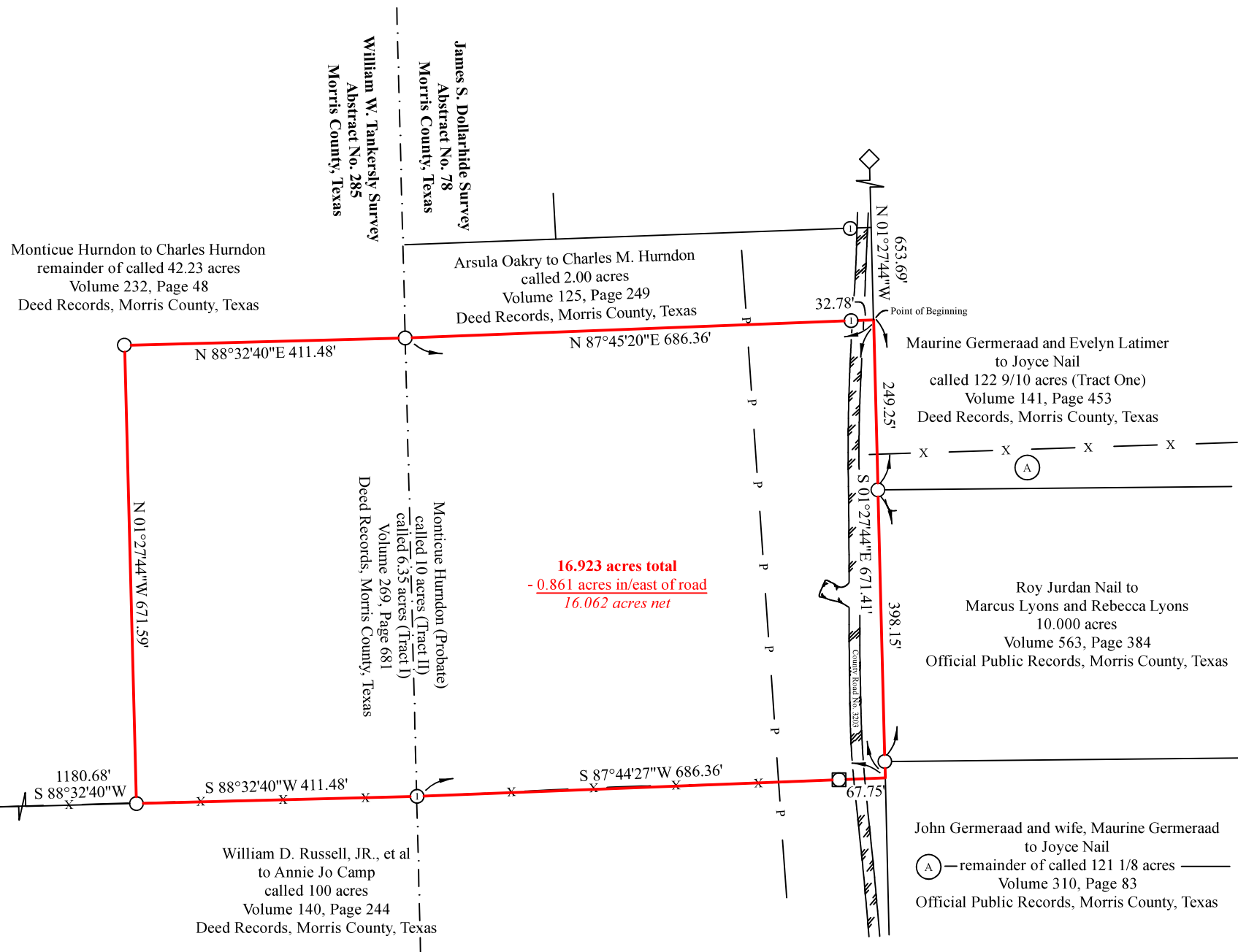


Scale: 1" = 200'

- 1/2" iron rod with a cap marked "Denney" set/previously set
- ◇ 5/8" iron rod found
- ⊙ 1" iron pipe found
- Fence corner post

- P — Power line (overhead)
- X — Fence - wire
- ▨ Edge of pavement
- Prior tract boundary line
- - - - - Original land grant boundary line (approximate)



STATE OF TEXAS

COUNTY OF MORRIS

Denney Land Surveying, LLC does hereby certify that the following plat and description were prepared from an actual survey made on the ground during the months of February, A.D. 2015, August, A.D. 2019, and June, A.D. 2025.

DESCRIPTION OF PROPERTY

Being a tract of land located in the James S. Dollarhide Survey, Abstract No. 78, Morris County, Texas, and the William W. Tankersly Survey, Abstract No. 285, Morris County, Texas, and being all of a called 6.35 acre tract (Tract I) and all of a called 10 acre tract (Tract II) described in a Probate for Monticue Hurndon found in Volume 269, Page 681 of the Deed Records of Morris County, Texas, and being more particularly described as follows:

Beginning at a point at the northeast corner of said 10 acre tract and the southeast corner of a called 2.00 acre tract conveyed to Charles M. Hurndon in a Deed found in Volume 125, Page 249 of the Deed Records of Morris County, Texas, the same lying in the west line of a called 122-9/10 acre tract conveyed to Joyce Nail in a Deed found in Volume 141, Page 453 of the Deed Records of Morris County, Texas, and approximately 23 feet easterly of the centerline of the pavement of County Road No. 3203, from which a 5/8" iron rod found at the southeast corner of a 39.6645 acre tract conveyed to Pao Vang in a Deed found in Volume 635, Page 288 of the Official Public Records of Morris County, Texas bears North 01°27'44" West 653.69 feet, and a 1" iron pipe found in the north line of said 2.00 acre tract bears North 14°04'27" West 138.55 feet;

Thence South 01°27'44" East along the east line of said 10 acre tract, the west line of said 122-9/10 acre tract, then a west line of the remainder of a called 121-1/8 acre tract conveyed to Joyce Nail in a Deed found in Volume 310, Page 83 of the Official Public Records of Morris County, Texas, and at a distance of 249.25 feet passing a 1/2" iron rod with a cap marked "Denney" previously set at a southwest corner of the remainder of said 121-1/8 acre tract and the northwest corner of a 10.000 acre tract conveyed to Marcus Lyons and Rebecca Lyons in a Deed found in Volume 563, Page 384 of the Official Public Records of Morris County, Texas, then continuing on along the west line of said 10.000 acre tract and at a distance of 647.40 feet passing a 1/2" iron rod with a cap marked "Denney" previously set at the southwest corner of said 10.000 acre tract and a northwest corner of the remainder of said 121-1/8 acre tract, then continuing on along a west line of the remainder of said 121-1/8 acre tract for a total distance of 671.41 feet to a point at the southeast corner of said 10 acre tract and the northeast corner of a called 100 acre tract conveyed to Annie Jo Camp in a Deed found in Volume 140, Page 244 of the Deed Records of Morris County, Texas;

Thence South 87°44'27" West along the south line of said 10 acre tract and the north line of said 100 acre tract, and at a distance of approximately 38 feet passing the centerline of CR 3203, then continuing on and at a distance of 67.75 feet passing a cross-tie fence corner, then continuing on for a total distance of 686.36 feet to a 1" iron pipe found at the southwest corner of said 10 acre tract and the southeast corner of said 6.35 acre tract, the same lying in or near the west line of said Dollarhide Survey and the east line of said Tankersly Survey;

Thence South 88°32'40" West along the south line of said 6.35 acre tract and the north line of said 100 acre tract for a distance of 411.48 feet to a 1/2" iron rod with a cap marked "Denney" set at the southwest corner of said 6.35 acre tract and a southeast corner of the remainder of a called 42.23 acre tract conveyed to Charles Hurndon in a Deed found in Volume 232, Page 48 of the Deed Records of Morris County, Texas, from which a 5/8" iron rod found at the southwest corner of said 42.23 acre tract bears South 88°32'40" West 1180.68 feet;

Thence along lines common with said 6.35 acre tract and the remainder of said 42.23 acre tract the following courses: North 01°27'44" West 617.59 feet to a 1/2" iron rod with a cap marked "Denney" set; North 88°32'40" East 411.48 feet to a 1/2" iron rod with a cap marked "Denney" set at the northeast corner of said 6.35 acre tract, the northwest corner of said 10 acre tract, the southwest corner of said 2.00 acre tract and a southeast corner of the remainder of said 42.23 acre tract, the same lying in or near the east line of said Tankersly Survey and the west line of said Dollarhide Survey;

Thence North 87°45'20" East along the north line of said 10 acre tract and the south line of said 2.00 acre tract, and at a distance of 653.58 feet passing a 1" iron pipe found, then crossing CR 3203 and continuing on for a total distance of 686.36 feet to the place of beginning, and containing a total of 16.923 acres of land, with approximately 0.861 acres lying in or east of said road, leaving a net acreage of 16.062 acres.

John Denney
John W. Denney
Registered Professional Land Surveyor No. 6516
Licensed State Land Surveyor
Denney Land Surveying, LLC
Firm Registration No. 10194010
PO Box 451
Mount Pleasant, TX 75456
Office: 903-577-0424
Fax: 903-577-0425
Email: john@denneylandsurveying.com
Job No. 2025-D149
CRD 2016-D138
Date of plat: July 1, 2025

COPY



- Notes:
- (1) No underground utilities shown. No easement research performed and no easements are shown. No flood information researched.
 - (2) Bearings are based on grid north in NAD83(2011), Texas Coordinate System, North Central Zone (No. 4202), as observed by GNSS.
 - (3) The property shown was surveyed based on a provided deed and/or legal description. It is possible one or more tracts have been severed from the subject, and this survey does not intend to describe ownership of all or any part of the subject. This survey was made without the benefit of a title commitment or policy, and there may exist unconsidered documents affecting the subject.
 - (4) Controlling monuments are the 5/8" iron rods and 1" iron pipes shown as found.