

Property Description

All that certain tract or parcel of land being a part of the BBB & C Railroad Survey, A-131 and a part of the George S. Young Headright Survey, A-1161, both in Cass County, Texas and being a part of a 135 Acre tract (First Tract) and a part of a 33.5 Acre tract (Second Tract) as described in Warranty Deed from Ray Walsh and wife, Melba Walsh to Ray Walsh, Jr. dated December 22, 1982, recorded in Volume 691, Page 201 of the Deed Records of Cass County, Texas and being more particularly described as follows:

BEGINNING: At a found 5/8" metal rod for corner in an existing fence line at the Northeast corner of the above described 33.5 Acre tract of land, same being the Southeast corner of a 6.2785 Acre tract as described in Warranty Deed to Arthur D. Jones recorded in Volume 858, Page 185 of the Real Property Records of Cass County, Texas, same being on the West boundary line of a 43 Acre tract as described in Warranty Deed to Moya James Wilson, et vir recorded in Document No. 2009005106 of the Official Public Records of Cass County, Texas;

THENCE: S 00°40'32" E, with the East boundary line of the above described 33.5 Acre tract, same being the West boundary line of the above described 43 Acre tract, 1692.32 feet to a found 5/8" rebar for corner;

THENCE: N 88°43'45" W, along an existing fence line, same being the South boundary line of the above described 33.5 Acre tract, same being the North boundary line of a 83.52 Acre tract as described in Warranty Deed to John L. Manning recorded in Document No. 2014000608 of the Official Public Records of Cass County, Texas, 825.81 feet to a found 1/2" rebar for corner at an existing fence corner;

THENCE: S 00°27'50" W, along an existing fence line, same being the East boundary line of the above described 135 Acre tract, same being the West boundary line of the above described 83.52 Acre tract, 378.35 feet to a found 1" metal rod for corner at an existing fence corner;

THENCE: N 88°41'43" W, along an existing fence line, same being the South boundary line of the above described 135 Acre tract, same being the North boundary line of a 5.69 Acre tract as described in Warranty Deed to John L. Manning recorded in Document No. 2014002769 of the Official Public Records of Cass County, Texas, 233.80 feet to a found 1.5" angle iron for corner at an existing fence corner;

THENCE: N 89°45'52" W, along an existing fence line, same being the South boundary line of the above described 135 Acre tract, same being the North boundary line of a 10.72 Acre tract as described in Warranty Deed to Johnny G. Shores, et ux recorded in Volume 623, Page 838 of the Deed Records of Cass County, Texas, 618.63 feet to a found axle for corner at an existing fence corner;

THENCE: N 89°08'04" W, along an existing fence line, same being the

South boundary line of the above described 135 Acre tract, same being the North boundary line of a 4.35 Acre tract as described in Warranty Deed to Wesley E. Shelton recorded in Volume 1103, Page 166 of the Real Property Records of Cass County, Texas, 807.70 feet to a set 5/8" rebar with plastic cap (Stamped R.P.L.S. 4874 Typical) for corner on the North Right-of-Way line of Farm Road No. 125;

THENCE: N 57°54'43" W, with the North Right-of-Way line of Farm Road No. 125, 684.48 feet to a set Mag Nail for corner in the centerline of County Road No. 1896;

THENCE: N 08°01'18" E, with the centerline of County Road No. 1896, 40.85 feet to a set Mag Nail for corner;

THENCE: Northeasterly, with the centerline of County Road No. 1896, same being a curve to the right having a radius of 553.80 feet, a central angle of 22°03'35", a tangent length of 107.95 feet, an arc length of 213.22 feet and a chord bearing and distance of N 19°03'06" E, 211.92 feet to a set Mag Nail for corner;

THENCE: N 30°04'53" E, with the centerline of County Road No. 1896, 161.90 feet to a set Mag Nail for corner;

THENCE: N 39°38'03" E, with the centerline of County Road No. 1896, 84.27 feet to a set Mag Nail for corner;

THENCE: N 45°01'17" E, with the centerline of County Road No. 1896, 111.31 feet to a set Mag Nail for corner;

THENCE: Northeasterly, with the centerline of County Road No. 1896, same being a curve to the left having a radius of 531.96 feet, a central angle of 24°22'54", a tangent length of 114.92 feet, an arc length of 226.37 feet and a chord bearing and distance of N 32°49'50" E, 224.66 feet to a set Mag Nail for corner;

THENCE: N 20°38'23" E, with the centerline of County Road No. 1896, 112.34 feet to a set Mag Nail for corner;

THENCE: Northeasterly, with the centerline of County Road No. 1896, same being a curve to the right having a radius of 270.99 feet, a central angle of 27°32'50", a tangent length of 66.43 feet, an arc length of 130.29 feet and a chord bearing and distance of N 34°24'48" E, 129.04 feet to a set Mag Nail for corner;

THENCE: N 48°11'13" E, with the centerline of County Road No. 1896, 158.73 feet to a set Mag Nail for corner;

THENCE: N 44°59'48" E, with the centerline of County Road No. 1896, 101.79 feet to a set Mag Nail for corner;

THENCE: N 31°07'09" E, with the centerline of County Road No. 1896, 224.85 feet to a set Mag Nail for corner;

THENCE: N 44°33'49" E, with the centerline of County Road No. 1896, 161.37 feet to a set Mag Nail for corner;

THENCE: Northeasterly, with the centerline of County Road No. 1896, same being a curve to the right having a radius of 407.49 feet, a central angle of 24°51'07", a tangent length of 89.79 feet, an arc length of 176.75 feet and a chord bearing and distance of N 56°59'22" E, 175.37 feet to a set Mag Nail for corner;

THENCE: N 69°24'56" E, with the centerline of County Road No. 1896, 58.22 feet to a set Mag Nail for corner;

THENCE: Northeasterly, with the centerline of County Road No. 1896, same being a curve to the left having a radius of 687.37 feet, a central angle of 22°47'59", a tangent length of 138.60 feet, an arc length of 273.52 feet and a chord bearing and distance of N 58°00'57" E, 271.72 feet to a set Mag Nail for corner;

THENCE: S 89°59'46" E, with the North boundary line of the above described 135 Acre tract, same being the South boundary line of a 46.114 Acre tract as described in Warranty Deed to Milton R. Jones, et ux recorded in Volume 1025, Page 03 of the Real Property Records of Cass County, Texas, 654.06 feet to a found 3/8" rebar for corner;

THENCE: S 89°33'05" E, with the North boundary line of the above described 135 Acre tract, same being the South boundary line of a 6.2785 Acre tract as described in Warranty Deed to Gary W. Jones recorded in Volume 858, Page 173 of the Real Property Records of Cass County, Texas, 255.33 feet to a found 3/8" rebar for corner;

THENCE: N 89°57'21" E, with the North boundary line of the above described 135 Acre tract and with the North boundary line of the above described 33.5 Acre tract, same being the South boundary line of a 6.2785 Acre tract as described in Warranty Deed to Carolyn J. Taylor recorded in Volume 858, Page 177 of the Real Property Records of Cass County, Texas and with the South boundary line of a 6.2785 Acre tract as described in Warranty Deed to Lynda J. McElroy recorded in Volume 858, Page 181 of the Real Property Records of Cass County, Texas and with the South boundary line of a 6.2785 Acre tract as described in Warranty Deed to Arthur D. Jones recorded in Volume 858, Page 185 of the Real Property Records of Cass County, Texas, passing at 514.31 feet a found 3/8" rebar and continuing a total distance of 764.62 feet to the POINT OF BEGINNING, containing 113.9395 Acres of land, more or less, with 49.2848 Acres being in the George S. Young Headright Survey and with 64.6547 Acres being in the BBB & C Railroad Survey, both in Cass County, Texas.

BASIS OF BEARINGS: Bearings are based on Geodetic North as measured

using GPS (Global Positioning System) on March 11, 2020, operating within the parameters of WGS-84.