

DESCRIPTION
 STATE OF TEXAS
 COUNTY OF CASS

BEING all that tract of land in Cass County, Texas, out of the Absolom Gideon Survey, A-393, and being part of that called 16.369 acres described as Exhibit "A" TRACT TWO in that Special Warranty Deed to Boyce Whatley and wife, Kimberly Rene Whatley recorded under Clerk's File No. 2023006270, Official Public Records of Cass County, Texas (said 16.369 acres being 18.369 acres Less and Except 2.000 acres described as TRACT TWO in a deed to Bear Creek Equine Limited Liability Company recorded under Clerk's File No. 2023005764, Official Public Records of Cass County, Texas), and being all of that called 6.50 acres described as Exhibit "A" TRACT THREE in said Special Warranty Deed to Boyce Whatley and wife, Kimberly Rene Whatley recorded under Clerk's File No. 2023006270, Official Public Records of Cass County, Texas, and being further described as follows:

BEGINNING at a 2 inch steel pipe found at the North or Northeast corner of said 6.50 acres, said point being on the Southwest line of that 6.55 acres described as Exhibit "A" in a deed to Brandon Watson and wife as recorded under Clerk's File No. 2013001555 Official Public Records of Cass County, Texas, said point having Texas Coordinate System Grid Coordinates of N: 7049126.05 feet and E: 3269712.87 (NAD 83, Texas North Central Zone);

THENCE South 34 degrees 59 minutes 39 seconds East, 393.17 feet to a 1/2 inch steel rod found for corner at a cross-tie fence post on the occupied West line of the Union Pacific Railroad, said point being the East corner of said 6.50 acres and the Northeast corner of said 16.369 acres;

THENCE South 13 degrees 47 minutes 59 seconds West, 392.08 feet along the fenced West line of the Union Pacific Railroad (as expressed in said 16.369 acre deed description) to a fence bend;

THENCE South 16 degrees 15 minutes 06 seconds West, 188.34 feet continuing along the fenced West line of the Union Pacific Railroad to a 1/2 inch steel rod found for corner;

THENCE South 85 degrees 40 minutes 15 seconds West, at 73.28 feet passing a 60d nail set for line, at 390.02 feet passing a 1/2 inch steel rod (KNOX #4214) found at the Northeast corner of the above cited 2.000 acres, in all 645.56 feet to a 1/2 inch steel rod found on the East line of F. M. 248, said point being the Northwest corner of said 2.000 acres;

THENCE North 04 degrees 16 minutes 42 seconds West, 348.92 feet along F. M. 248 to a 5/8 inch steel rod found at a cross-tie fence post;

THENCE North 04 degrees 22 minutes 29 seconds West, 344.78 feet along F. M. 248 to a 5/8 inch steel rod found at a wood post;

THENCE North 01 degrees 23 minutes 32 seconds East, 43.21 feet along F. M. 248 to a cross-tie fence post marking the Northwest corner of said 6.50 acres;

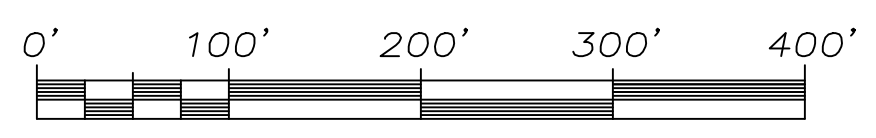
THENCE North 72 degrees 13 minutes 09 seconds East, 646.64 feet to the POINT OF BEGINNING, containing 13.947 acres of land.

The plat as shown hereon was prepared from an on-the-ground survey prepared under my supervision on September 4, 2024; no easements, encroachments or protrusions were observed except as shown hereon.

September 6, 2024

Ray L. Vannoy

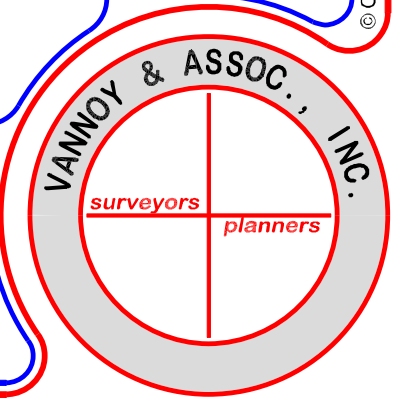
Ray L. Vannoy
 R.P.L.S. No. 1988



BOUNDARY SURVEY
 13.947 ACRES
 ABSOLOM GIDEON SURVEY, A-393
 CASS COUNTY, TEXAS

No Title Commitment Furnished

PREPARED FOR:
Caleb Whatley
 715 W. Main Street
 Atlanta, Texas 75551
 903-650-1103



Vannoy & Assoc., Inc.
 Surveyors-Planners
 1216 Siena Sunset Road, Leander, Texas 78641, 903.574.1313
 ray.l.vannoy@gmail.com Firm Registration No. 10118600

© Copyright 2024 Vannoy & Assoc., Inc. The content, color, and style of this plat protected by Copyright and all rights are reserved.