



METES AND BOUNDS DESCRIPTION 1.000 ACRE

All that certain tract or parcel containing 1.000 acre of land in the **John B. Simmons Survey, A-950, Cass County, Texas**, being a portion of the residue of a tract which was called 62.35 acres conveyed from Robert B. Hightower, et ux to Niki Hightower Reaves, by an instrument of record in Clerks File #2019001918, Cass County Official Public Records (CCOPR), said 1.000 acre being more particularly described as follows and shown on the plat prepared by 360 Surveying as Job Number 2403-053, (Bearing Basis: State Plane Coordinates, Texas North Central 4202, NAD83, GRID)

BEGINNING at a 4X4 wood fence corner post found (**N: 7,028,716.48, E: 3,204,312.98**) for southeast corner, from which a 5/8" iron rod found for southeast corner of said Residue Tract bears: S17°45'17"E, 1,108.82 feet;

THENCE S87°27'25"W, 181.91 feet crossing said Residue Tract to a 5/8" iron rod set (**N: 7,028,708.41, E: 3,204,131.25**) for southwest corner, from which a 1" iron pipe found for southwest corner of said Residue Tract bears: S02°48'42"W, 1,082.39 feet;

THENCE N02°52'08"W, 287.27 feet continuing across said Residue Tract to a 5/8" iron rod set (**N: 7,028,995.32, E: 3,204,116.87**) for northwest corner, from which a 5/8" iron rod set for northwest corner of said Residue Tract bears: N10°03'38"W, 820.49 feet;

THENCE N87°07'52"E, 120.81 feet continuing across said Residue Tract to a 5/8" iron rod set (**N: 7,029,001.36, E: 3,204,237.53**) for northeast corner, from which a 1/4" iron rod found for northeast corner of said Residue Tract bears: N22°06'02"E, 895.79 feet;

THENCE S14°50'03"E, 294.71 feet continuing across said Residue Tract to the **PLACE OF BEGINNING**, containing **1.000 acre** of land, more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED 0.889 ACRE, 30' ACCESS EASEMENT:

All that certain tract or parcel containing 0.889 acre of land in the **John B. Simmons Survey, A-950, Cass County, Texas**, being over, along and across the residue of the following tract which was called residue of a tract which was called 62.35 acres conveyed from Robert B. Hightower, et ux to Niki Hightower Reaves, by an instrument of record in Clerks File #2019001918, Cass County Official Public Records (CCOPR), said 0.889 acre being more particularly described as follows and shown on the plat prepared by 360 Surveying as Job Number 2403-053, (Bearing Basis: State Plane Coordinates, Texas North Central 4202, NAD83, GRID)

COMMENCING FOR REFERENCE at a 5/8" iron rod found (**N: 7,027,660.47, E: 3,204,651.11**) for southeast corner, being the southeast corner of said Residue Tract and southwest corner of a tract which was called 65.98 acres conveyed from Billie Carol Williams, Independent Executrix to Samuel B. Collins, et ux, by an instrument of record in Volume 1208, Page 866, CCOPR, lying in the north right of way (R-O-W) line of County Road 1617 (CR 1617);

THENCE S86°41'19"W, 362.92 feet along the south line of said Residue Tract, said north R-O-W line of CR 1617 and a tract which was called 121.956 acres conveyed from Vickie Lynn Ward to Freddie Joe Ward, by an instrument of record in Volume 1176, Page 504, CCOPR to a point (**N: 7,027,639.50, E: 3,204,288.79**) for southeast corner and the **PLACE OF BEGINNING** of the tract described herein;

THENCE S86°41'19"W, 39.49 feet continuing along said common line to a point (**N: 7,027,637.22, E: 3,204,249.37**) for beginning of a curve, from which a 1" iron pipe found for southwest corner of said Residue Tract bears: S86°41'19"W, 171.50 feet



THENCE departing CR 1617, the following five (5) calls crossing said Residue Tract:

1. 101.73 feet along the arc of a curve to the right, (Delta= 29°56'17", Radius= 194.70 feet, Chord= N24°57'36"W, 100.58 feet), to a point (N: 7,027,728.41, E: 3,204,206.93) for end of curve;
2. N06°12'08"W, 155.75 feet to a point (N: 7,027,883.25, E: 3,204,190.10) for beginning of a curve;
3. 143.93 feet along the arc of a curve to the left, (Delta= 25°48'21", Radius= 319.57 feet, Chord= N19°06'18"W, 142.72 feet), to a point (N: 7,028,018.11, E: 3,204,143.39) for reverse curve;
4. 232.21 feet along the arc of a curve to the right, (Delta= 22°01'29", Radius= 604.07 feet, Chord= N20°59'45"W, 230.78 feet), to a point (N: 7,028,233.56, E: 3,204,060.70) for end of curve;
5. N07°29'08"W, 164.13 feet to a point (N: 7,028,396.30, E: 3,204,039.32), lying in the common line of said Residue Tract and said 121.956 acre tract;

THENCE N02°53'28"W, 377.21 feet along the common line of said Residue Tract and said 121.956 acre tract to a point (N: 7,028,773.02, E: 3,204,020.30) for beginning of a curve;

THENCE 70.98 feet along the arc of a curve to the right crossing said Residue Tract, (Delta= 48°59'51", Radius= 83.00 feet, Chord= N39°50'47"E, 68.84 feet), to a point (N: 7,028,825.87, E: 3,204,064.40) for end of curve;

THENCE N63°27'53"E, 66.48 feet continuing across said Residue Tract to a point (N: 7,028,855.57, E: 3,204,123.88) for northeast corner, lying in the west line of a 1.000 acre tract, surveyed this day;

THENCE S02°52'08"E, 32.75 feet continuing across said Residue Tract with the west line of said 1.000 acre tract to a point (N: 7,028,822.86, E: 3,204,125.51) for a southeast corner;

THENCE the following eight (8) calls crossing said Residue Tract:

1. S63°27'53"W, 53.58 feet to a point (N: 7,028,798.92, E: 3,204,077.58) for beginning of a curve;
2. 41.24 feet along the arc of a curve to the left, (Delta= 44°34'41", Radius= 53.00 feet, Chord= S42°16'38"W, 40.20 feet), to a point (N: 7,028,769.17, E: 3,204,050.53) for end of curve;
3. S02°53'28"E, 370.63 feet to a point (N: 7,028,399.01, E: 3,204,069.22);
4. S07°29'08"E, 162.26 feet to a point (N: 7,028,238.13, E: 3,204,090.36) for beginning of a curve;
5. 220.03 feet along the arc of a curve to the left, (Delta= 21°57'37", Radius= 574.07 feet, Chord= S21°01'41"E, 218.68 feet), to a point (N: 7,028,034.01, E: 3,204,168.83) for reverse curve;
6. 157.44 feet along the arc of a curve to the right, (Delta= 25°48'21", Radius= 349.57 feet, Chord= S19°06'18"E, 156.12 feet), to a point (N: 7,027,886.49, E: 3,204,219.93);
7. S06°12'08"E, 154.72 feet to a point (N: 7,027,732.68, E: 3,204,236.64) for beginning of a curve;
8. 108.74 feet along the arc of a curve to the left, (Delta= 37°49'43", Radius= 164.70 feet, Chord= S29°14'09"E, 106.78 feet), to the PLACE OF BEGINNING, containing 0.889 acre of land, more or less.




Misty J. Clark, RPLS 6656
April 17, 2024