



METES AND BOUNDS DESCRIPTION 52.926 ACRES

All that certain tract or parcel containing 52.926 acres of land in the **Samuel F. Moore Survey, A-690, Cass County, Texas**, being a portion of a tract which was called 61.9603 acres conveyed from James D. Thompson, III, Independent Executor to Red Oak Ridge Properties, LLC., by an instrument of record in Clerks File #2022004373, Cass County Official Public Record (CCOPR), said 52.926 acres being more particularly described as follows and shown on the plat prepared by 360 Surveying as Job Number 1446-026, (Bearing Basis: State Plane Coordinates, Texas North Central 4202, NAD83, GRID)

BEGINNING at a 2" iron pipe found for southeast corner, being the southeast corner of said of said 61.9603 acre tract and southwest corner of a tract which was called 49.75 acre, Tract Two, conveyed from Gary Glenn Spurger, Independent Executor to Virginia Gail Spurger, et al, by an instrument of record in Clerks File #2017002703, CCOPR, lying in the north line of a tract which was called 10.1 acre, Tract Three, conveyed from Gary Glenn Spurger, Independent Executor to Virginia Gail Spurger, et al, by an instrument of record in Clerks File #2017002703, CCOPR;

THENCE S88°01'36"W, along the common line of said 61.9603 acre tract and said 10.1 acre tract, at 1,155.05 feet pass a 5/8" iron rod found for reference and continuing for a distance in all of **1,202.44 feet** to a point for southwest corner, being the southwest corner of said 61.9603 acre tract and southeast corner of a tract which was called said 169 acre, Tract 1, conveyed from Charles B. Buchanan, et al to Buchanan Properties, Ltd., by an instrument of record in Volume 1095, Page 189, Cass County Real Property Record (CCRPR), generally lying in the centerline of Carlisle Creek;

THENCE the following sixteen (16) calls along the common line of said 61.9603 acre tract, said 169 acre tract and generally along the centerline of said Carlisle Creek:

1. **N15°05'26"E, 118.91 feet**
2. **N02°21'59"E, 53.78 feet**
3. **N12°24'04"W, 161.23 feet**
4. **N50°51'59"E, 54.38 feet**
5. **N47°12'27"W, 36.18 feet**
6. **N09°22'01"W, 67.42 feet**
7. **N38°43'40"E, 30.12 feet**
8. **N03°34'31"E, 98.88 feet**
9. **N40°44'29"E, 36.44 feet**
10. **N29°03'35"W, 31.19 feet**
11. **N09°39'52"W, 100.19 feet**
12. **N20°35'46"W, 53.57 feet**
13. **N32°57'53"W, 101.26 feet**
14. **N15°56'56"W, 114.14 feet**
15. **N12°16'04"W, 179.43 feet**
16. **N04°40'45"E, 156.70 feet** to an angle point, being the northeast corner of said 169 acre tract and southeast corner of a tract which was called 50 acres conveyed from M. Douglas to Robert M. Douglas, by an instrument of record in Volume A3, Page 113, Cass County Deed Record (CCDR);



THENCE the following fifteen (15) calls along the common line of said 61.9603 acre tract, said 50 acre tract and generally along the centerline of said Carlisle Creek:

17. N11°55'02"W, 93.85 feet
18. N31°57'28"E, 50.61 feet
19. N11°52'21"W, 141.02 feet
20. N36°04'56"W, 80.26 feet
21. N08°06'54"E, 52.67 feet
22. N29°07'45"W, 108.05 feet
23. N21°46'02"E, 51.54 feet
24. N42°30'03"E, 79.56 feet
25. N28°54'56"W, 77.89 feet
26. N51°18'15"W, 105.61 feet
27. N06°51'06"W, 34.39 feet
28. N57°37'29"W, 47.53 feet
29. N12°53'29"W, 81.80 feet
30. N77°20'24"W, 41.29 feet
31. N02°01'37"W, 67.95 feet to a point for northwest corner, being the northwest corner of said 61.9603 acre tract, lying in the south right of way (R-O-W) line of State Highway 77 (SH 77);

THENCE N82°55'15"E, along the common line of said 61.9603 acre tract and SH 77, at 47.18 feet pass a 5/8" iron rod found for reference and continuing for a distance in all of **274.04 feet** to a TXDOT type I concrete monument found for angle point, being an angle point of said 61.9603 acre tract, from which a 5/8" iron rod found bears: N69°58'47"W, 0.3 feet;

THENCE N87°00'04"E, 762.74 feet continuing along said common line to a 5/8" iron rod set for northeast corner, being the northwest corner of a 8.913 acre tract, surveyed on September 27, 2022, from which a TXDOT type I concrete monument found for angle point of said 61.9603 acre tract bears: N87°00'04"E, 538.87 feet;

THENCE departing SH 77, **S01°30'11"E**, crossing said 61.9603 acre tract with the west line of said 8.913 acre tract, at 723.12 feet pass a 2" iron pipe found for interior corner of said 61.9603 acre tract, southwest corner of said 8.913 acre tract and a northwest corner of a tract which was called 16.49 acres conveyed from Jimmy L. Smith, et ux to Tony D. Wheelington, by an instrument of record in Clerks File #2008002667, CCOPR and continuing along the common line of said 61.9603 acre tract and said 16.49 acre tract for a distance in all of **1,368.04 feet** to a 2" iron pipe found for interior corner, being an interior corner of said 61.9603 acre tract and southwest corner of said 16.49 acre tract;

THENCE N88°54'16"E, 609.35 feet along the common line of said 61.9603 acre tract and said 16.49 acre tract to a 2" iron pipe found for a northeast corner, being a northeast corner of said 61.9603 acre tract, southeast corner of said 16.49 acre tract and an angle point of a tract which was called 50 acre, Tract One, conveyed from Gary Glenn Spurger, Independent Executor to Virginia Gail Spurger, et al, by an instrument of record in Clerks File #2017002703, CCOPR;

THENCE S06°11'43"W, 926.57 feet along the common line of said 61.9603 acre tract, said 50 acre tract and said 49.75 acre tract to the **PLACE OF BEGINNING**, containing **52.926 acres** of land, more or less.

