

Stokes

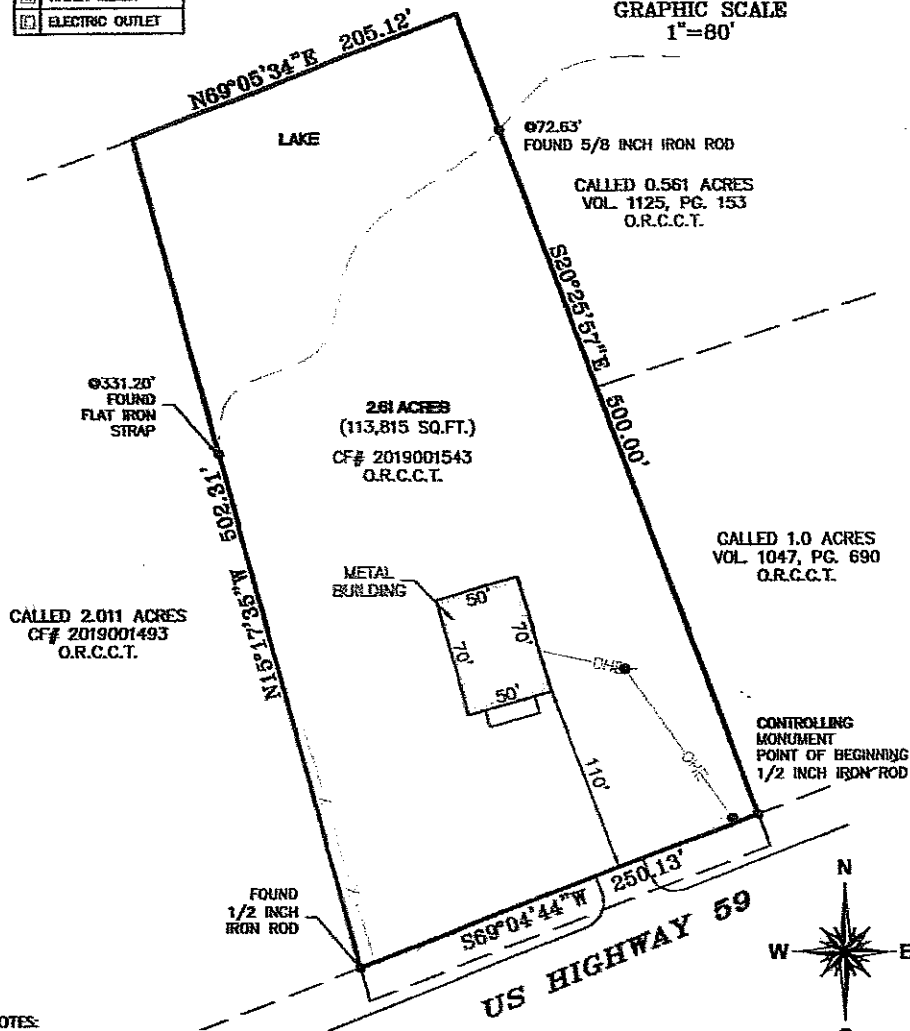
SYMBOL	LESSON
	PROPERTY CORNER
	POWER POLE
	TRANSFORMER
	WATER METER
	ELECTRIC OUTLET

# CASS COUNTY, TEXAS PETER M. KEETON SURVEY, ABSTRACT NUMBER 612

CALLLED 5.01 ACRES  
CF# 2017001183  
O.R.C.C.T.



GRAPHIC SCALE  
1"=80'



## NOTES:

1. THIS SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, NO ABSTRACTING WAS COMPLETED BY THE SURVEYOR WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.

2. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, OVERHEAD, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.

3. DATE OF SURVEY 06/24/2020

4. BASIS OF BEARING IS BASED ON DEED RECORDED IN VOLUME 837, PAGE 258 OF THE DEED RECORDS OF HOUSTON COUNTY, TEXAS.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III SURVEY.

PHILLIP W. BOURLAND  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6468 - STATE OF TEXAS

06/29/2020  
DATE



**BOURLAND  
LAND SURVEYING, LLC**

2400 FM 3081  
WILLIS, TEXAS 77378  
(281) 732-3013

TBPELS FIRM REG # 10194525

BOURLAND LAND SURVEYING—PROJECT #—20174

EXHIBIT "A"

All that certain 2.7281 acre tract of land in the City of Atlanta, Peter M. Keeton Survey, A-612 in Cass County, Texas and being all of the same land conveyed from Rebecca Robertson to Norman Larry Smith and Henry Allen King, Jr. d/b/a Atlanta Trading Company by Warranty Deed dated August 29, 1966 and recorded in Volume 483, Page 588 of the Deed records of Cass County, Texas, said 2.7281 acre tract of land being more particularly described as follows:

Beginning at a 1/4" Iron Rod found in the existing Northwest Right-of-Way line of U.S. Highway No. 59 for the Southwest corner of this tract and the Southeast corner of the Don W. Dellinger and wife, Linda Dellinger tract of land described in Warranty Deed recorded in Volume 820, Page 763 of the Real Property Records of Cass County, Texas;

Thence: North 15° 17' 35" West with the East line of the said Dellinger tract, at 20.10 feet pass a 1/4" Iron Rod found on the proposed Northwest Right-of-Way line of said Highway 70.00 feet at right angles, right from Highway centerline station 84+40.88, at 331.20 feet pass a Flat Iron Strap found on the Southeast bank of a lake and continuing for a total distance of 522.25 feet to a point in said lake for the Northwest corner of this tract and the Northeast corner of the said Dellinger tract;

Thence: North 69° 05' 34" East. 205.12 feet to a point in said lake for the Northeast corner of this tract;

Thence: South 20° 25' 57" East, at 72.63 feet pass a 5/8" Iron Rod found on the Southeast bank of said Lake for the Northwest corner of the called 1.94 acre tract of land conveyed from John R. Caver, et ux, to J.H. Reece by Warranty Deed recorded in Volume 269, Page 302 of the Deed Records of Cass County, Texas, at 500.00 feet pass a 1/4" Iron Rod found on the proposed Northwest Right-of-Way line of U.S. Highway No. 59, 70.00 feet at right angles, right from Highway centerline station 81+90.74 and continuing for a total distance of 520.00 feet to a 1/4" Iron Rod found on the existing Northwest Right-of-Way line of said Highway for the Southeast corner of this tract and the Southwest corner of the said called 1.94 acre tract;

Thence: South 69° 04' 41" West with said existing Northwest Right-of-Way line, 251.93 feet to the Point of Beginning, containing 2.7281 acres of land, more or less.

LESS AND EXCEPT THE FOLLOWING TRACT:

All that certain 0.115 acre tract of land in the Peter M. Keeton Survey, A-612 in Cass County, Texas, being part of the same land described in Warranty Deed from Rebecca Robertson to Norman Larry Smith and Henry Allen King, Jr. d/b/a Atlanta Trading Company date August 29, 1966 and recorded in Volume 483, Page 588 of the Deed Records of Cass County, Texas said 0.115 acre tract of land being more particularly described as follows:

COMMENCING at a 5/8" iron rod in the East line of the said Atlanta Trading Company and on the South bank of a pond for the Northwest corner of the J.H. Reece called 1.94 acre tract described in a deed of record in Volume 269, Page 302 of the Deed Records of Cass County, Texas;

Thence: S 20° 25' 57" E with the West line of said called 1.94 acre tract, 427.37 feet to a 1/4" iron rod set for the Point of Beginning on the proposed North Right-of-Way line of U.S. Highway No. 59, 70.00 feet at right angles, right from the survey centerline of U.S. Highway No. 59, hereinafter referred to as the "survey centerline" at survey centerline station 81+90.74;

Thence: S 20° 25' 57" E with the West line of said called 1.94 acre tract, 20.00 feet to a 5/8" iron rod found for the Southwest corner of the said called 1.94 acre tract of land and the Southeast corner of said Atlanta Trading Company tract, same being in the existing North Right-of-Way line of U.S. Highway No. 59;

Thence: S  $69^{\circ} 04' 41''$  W with said existing North Right-of-Way line of U.S. Highway No. 59, 251.93 feet to a disturbed  $3/4$ " iron rod found for the Southwest corner of the said Atlanta Trading Company tract and the Southeast corner of the Don W. Dellinger tract described in deed record in Volume 820, Page 763 of the Real Property Records of Cass County, Texas;

Thence: N  $15^{\circ} 17' 35''$  W with the East line of the said Dellinger tract, 20.10 feet to a  $1/2$ " iron rod set on the proposed North Right-of-Way line of U.S. Highway No. 59, 70.00 feet at right angles, right from survey centerline station 84+40.88;

Thence: N  $69^{\circ} 04' 41''$  E with the proposed North Right-of-Way line of U.S. Highway No. 59, 250.14 feet to the POINT OF BEGINNING, and containing 0.115 of an acre of land, more or less