

LEGAL DESCRIPTION of a 28.570 Acre Tract
Robert Potter Survey, A-825
Cass Co., TX.

All that certain 28.570 Acre Tract of land in the Robert Potter Survey, A-825 in Cass County, Texas, being a part of Tract No. 1, a 30.047 Acre Tract of land and ALL of Tract No. 2, a 1.463 Acre Tract of land recorded in Volume 910, Page 515 of the Official Public Records of Cass County, TX., said 27.100 Acre tract of land is more particularly described by metes and bounds as follows;

Beginning at a Rail-Road Spike Found in the center of County Road No. 4452, being the Northeast Corner of Tract 5-B, a 14.210 Acre tract described in Instrument No. 2018001765, being the Southeast Corner of said 30.047 Acre tract, being the Southeast Corner for this tract, said point being the **POINT OF BEGINNING**;

Thence Along common line of said 14.210 Acre tract and the said 30.047 Acre, South 88°15'04" West, Passing a ½ rebar found as reference, a distance of 37.57 feet, a total distance of 1389.64 Feet to a ½ inch rebar found at a fence corner, being the Northeast Corner of a 1.463 Acre tract described as Tract No. 2 in a Partition Survey recorded in Volume 910, Page 515 of the Official Public Records of Cass County, TX., being the most Northerly Northwest Corner for said 14.210 Acre tract, being an angle point for this tract;

Thence South 2°47'05" East, along East line of said 1.463 Acre tract and fence, a distance of 253.60 Feet to a 3/8 inch iron rod found at fence corner, being the Southeast Corner for said 1.463 Acre tract, angle point for said 14.210 Acre tract, being the most Southernly East corner for this tract;

Thence South 87°46'03" West, along South line of said 1.463 Acre tract and fence, a distance of 252.21 Feet to a ½ inch iron rod found at fence corner, being situated in the East line of the Cass County School Land, Abstract No. 163, being the Southwest Corner for said 1.463 Acre tract, the most Westerly Northwest Corner for said 14.210 Acre tract, being the Southwest Corner for this tract;

Thence North 2°44'27" West, along East line of said Cass County School Land, Abstract No. 163, along West line of said 1.463 Acre tract and fence, a distance of 252.80 Feet to a 3/8- inch iron rod found at a 2-inch iron fence post, being the Southeast Corner of a 30.00 Acre tract described as Tract 2 of Partition Survey recorded in Volume 893, Page 99, being the Southwest Corner for said 30.047 Acre tract, the Northwest Corner for said 1.463 Acre tract, being an angle point for this tract;

Thence Along a fence and said East line of Cass County School Land, Abstract No. 163 and East line of said 30.00 Acre tract, and the West line of said 30.047 Acre tract, North 1°57'44" West, a distance of 807.96 Feet to a ½ rebar found at a fence corner, being the Southwest Corner of a 36.5 Acre tract described as Parcel No. 1, Volume G-6, Page 206, being the Northwest Corner for said 30.047 Acre tract, being the Northwest Corner for this tract;

Thence North 87°50'18" East, along fence and South line with said 36.5 Acre tract, a distance of 840.41 Feet to a ½ inch rebar found, being the Northwest Corner for a 3.000 Acre tract, described as Tract No. 3-A, recorded in Instrument No. 2019002801 of the Official Public Records of Cass County, TX., being the most Northerly Northeast Corner for this tract ;

Thence South 5°22'34" East, a distance of 333.67 Feet to a ½ rebar found, being the Southwest Corner of said 3.000 Acres, being an angle point for this tract;

Thence North 62°29'34" East, a distance of 427.86 Feet to a ½ inch rebar found at a fence corner, being an angle point for said 3.000 Acre tract, being an angle point for this tract;

Thence North 69°49'11" East, along fence, passing a ½ rebar at a fence corner, a distance of 319.51 feet, total distance of 382.15 Feet to a PK nail set in the centerline of said County Road No. 4452, being the Southeast Corner for said 3.000 Acre tract, being the most Easterly Northeast Corner for this tract;

Thence South 1°53'43" East, along centerline of said County Road No. 4452, a distance of 213.29 Feet to a Rail-Road Spike found, being the Southwest Corner for a 9.000 Acre tract described as Tract No. 13, recorded in Volume 646, Page 706, being the Northwest Corner for a 1.000 Acre tract described as Tract No. 22-B, recorded in Volume 1048, Page 417 of the Official Public Records of Cass County, TX., being an angle point for this tract;

Thence South 08°52'51" East, a distance of 100.00 Feet to a ½ inch rebar found, being the Southeast Corner for said 1.000 Acre tract, being the Southeast Corner for this tract;

CASS COUNTY, TEXAS ROBERT POTTER SURVEY A-825

PLAT SHOWING a 28.570 Acre tract of land in the Robert Potter Survey, A-825, in Cass County, Texas, Being a Part of Tract No. 1, a 30.047 Acre tract of land & all of Tract No. 2, a 1.463 Acre tract of land conveyed to J. Leon Greer by Warranty Deed with Vendor's Lien recorded in Volume 910, Page 515, of the Official Public Records of Cass County, Texas.

Grid North
SPC TXNC
NAD83

1" = 200'

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WITHOUT PERMISSION

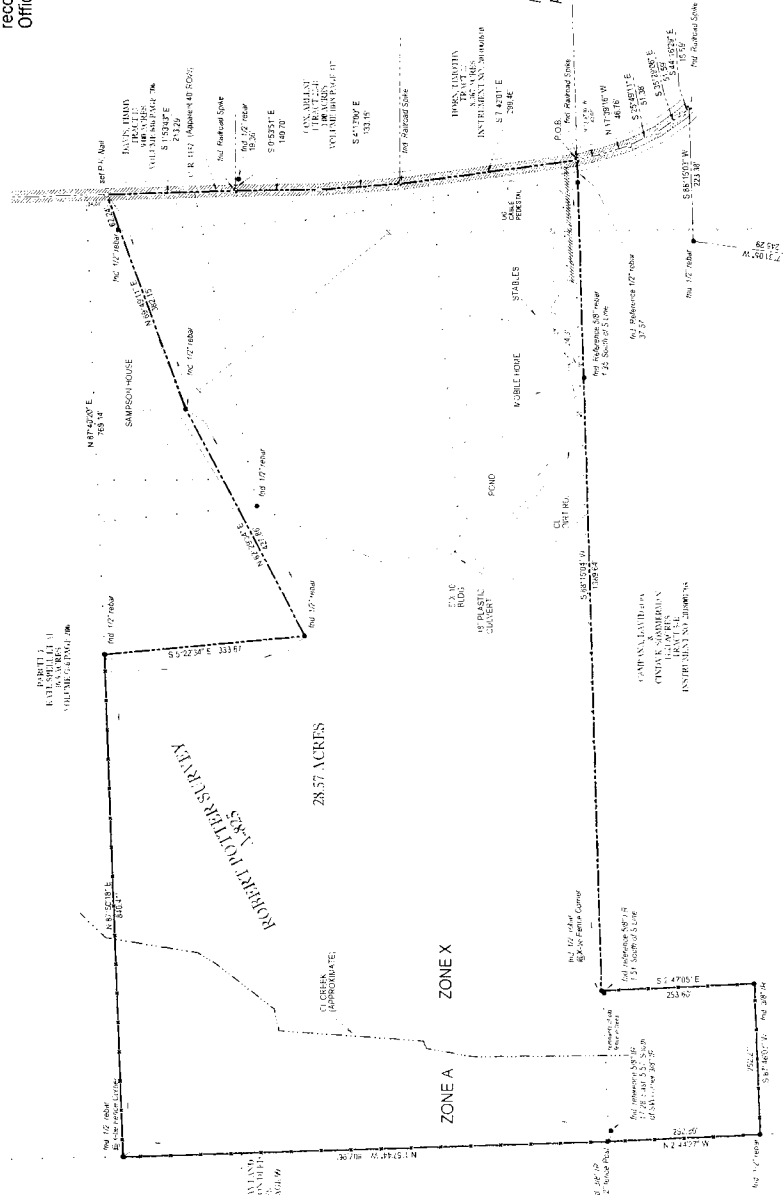
Legend	
Barbed Fence	---
Wood Fence	—•—•—
Chainlink Fence	—○—○—
Piped Fence	—●—●—
Underground Elect.	—X—X—
Overhead Powerline	—V—V—
Subject Property	—U—U—
Headright Boundary	—D—D—
Centerline	—C—C—
Right of way	—R—R—
Road edge	—E—E—

FLOOD HAZARD ZONE:
The Property is Partially within a Special Flood Hazard Area according to the Federal Emergency Management Insurance Flood Map No. 48057C0600C EFFECTIVE DATE: APRIL 3, 2012
ZONE A & ZONE X

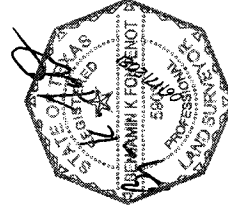
1" = 200 FEET
BEARING BASED ON A GPS GRID
REFERENCE PLAT & SURVEY BY
KNOW & ASS. JOB NO. 1653

Benjamin K. Fontenot, RPLS 5903
217 Pleasant Drive
Alexandria, La. 71303
(318) 709-4030

EP-BRABHAM-SILVA2 BAK



Note: A metes and bounds Legal Description has been prepared based on a Plat of Survey on this date.



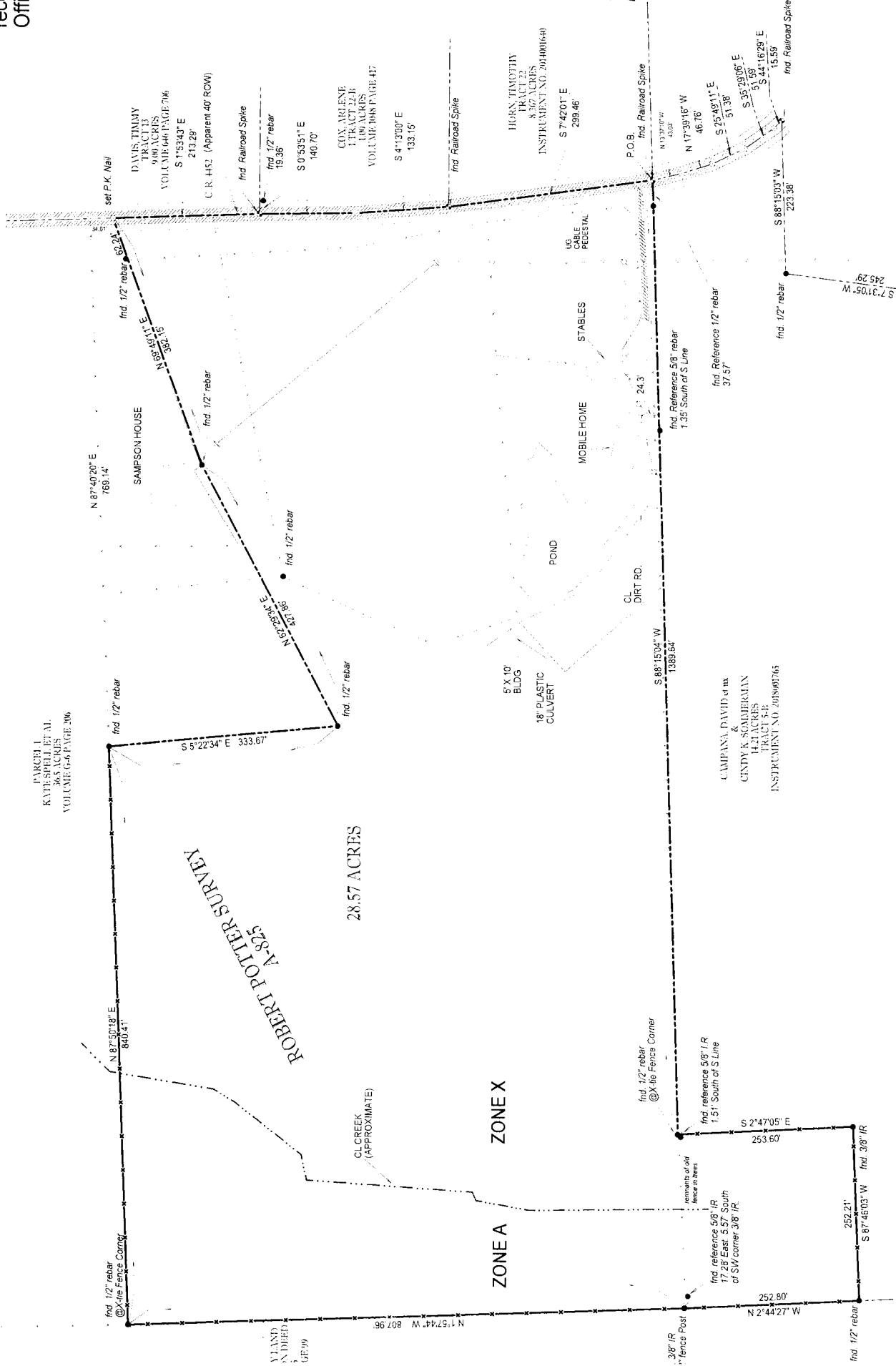
AMENDED 06/17/2021 TO INCLUDE TRACT NO. 2

I, Benjamin K. Fontenot, Registered Professional Land Surveyor hereby certify that this plat reflects a survey made upon the ground under my supervision, that the metes and bounds shown hereon truly represents the boundaries of the property, that there are no encroachments or visible easements on or across the property, except as shown, June 15, 2021

Ben K. Fontenot

Benjamin K. Fontenot, Professional Land Surveyor, No. 5903
06/17/2021

1.463 Acre tract
Greer by Warri
recorded in Vo
Official Public I



Note: A met
prepared ba.

AMENDED 06/17/20
I, Benjamin K. Fon
hereby certify that
ground, under my s
shown hereon truly