

METES AND BOUNDS DESCRIPTION
17.591 ACRES

All that certain tract or parcel containing 17.591 acres of land in the Cass County School Land Survey, A-174, Cass County, Texas, being all of a tract which was called 17.592 acres conveyed from Bruce Wayne Ferguson, et ux to Bobby Joe Wilson, by an instrument of record in Clerks File #2021000401, Cass County Official Public Record (CCOPR), said 17.591 acres being more particularly described by metes and bounds as follows, basing bearings on the Texas Coordinate System of 1983, North Central Zone, to wit:

BEGINNING at a 5/8" iron rod set for northwest corner, being the northwest corner of said 17.592 acre tract and southwest corner of a tract which was called 37.45 acre, Tract B conveyed to Dennis L. Peacock, by an instrument of record in Clerks File #2020002794, UCOPR, lying in the north line of County Road 3992 (CR 3992);

THENCE N88°51'44"E, 448.24 feet along the common line of said 17.592 acre tract, said 37.45 acre tract and CR 3992 to a 5/8" iron rod set for northeast corner, being the northeast corner of said 17.592 acre tract, lying in the west right of way (R-O-W) line of Kansas City Southern Railroad;

THENCE S02°24'46"E, 1,678.31 feet along the common line of said 17.592 acre tract and said Kansas City Southern Railroad crossing CR 3992 to a 5/8" iron rod found for southeast corner, being the southeast corner of said 17.592 acre tract and northeast corner of a tract which was called 77.7045 acres conveyed to John R. Barrett, et ux to Thomas H. O. Grady, et ux, by an instrument of record in Clerks File #2019005281, CCOPR;

THENCE S88°28'51"W, 476.64 feet along the common line of said 17.592 acre tract and said 77.7045 acre tract to a 1/2" iron rod found for southwest corner, being the southwest corner of said 17.592 acre tract and northwest corner of said 77.7045 acre tract, lying in the east line of a tract which was called 6.517 acres conveyed from Clian Eddie Orr, et ux to Nora Isabel Alaniz, by an instrument of record in Volume 1131, Page 367, Cass County Real Property Record (CCRPR);

THENCE N00°54'10"W, 393.16 feet along the common line of said 17.592 acre tract and said 6.517 acre tract to a 5/8" iron rod found for angle point, being the northeast corner of said 6.517 acre tract and southeast corner of a tract which was called 2.047 acres conveyed from Donald Huda, et ux to Clian Eddie Orr, et ux, by an instrument of record in Volume 1242, Page 30, CCOPR;

THENCE N00°23'47"W, 536.63 feet along the common line of said 17.592 acre tract and said 2.047 acre tract to a 1/2" iron rod found for angle point, being the northeast corner of said 2.047 acre tract and a southeast corner of a tract which was called 10.874 acres conveyed from Timmy Stanley, et ux to Clian Eddie, et al, by an instrument of record in Clerks File #2019003240, CCOPR;

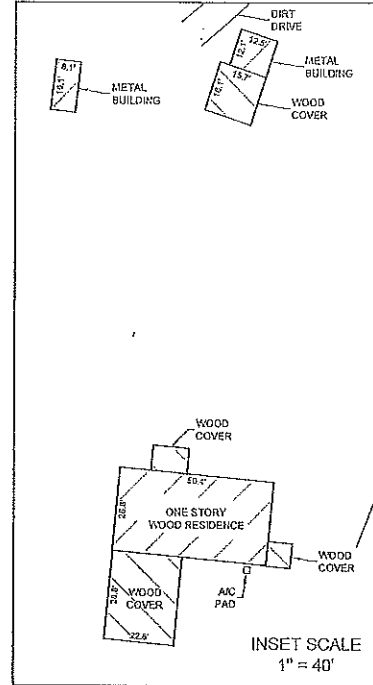
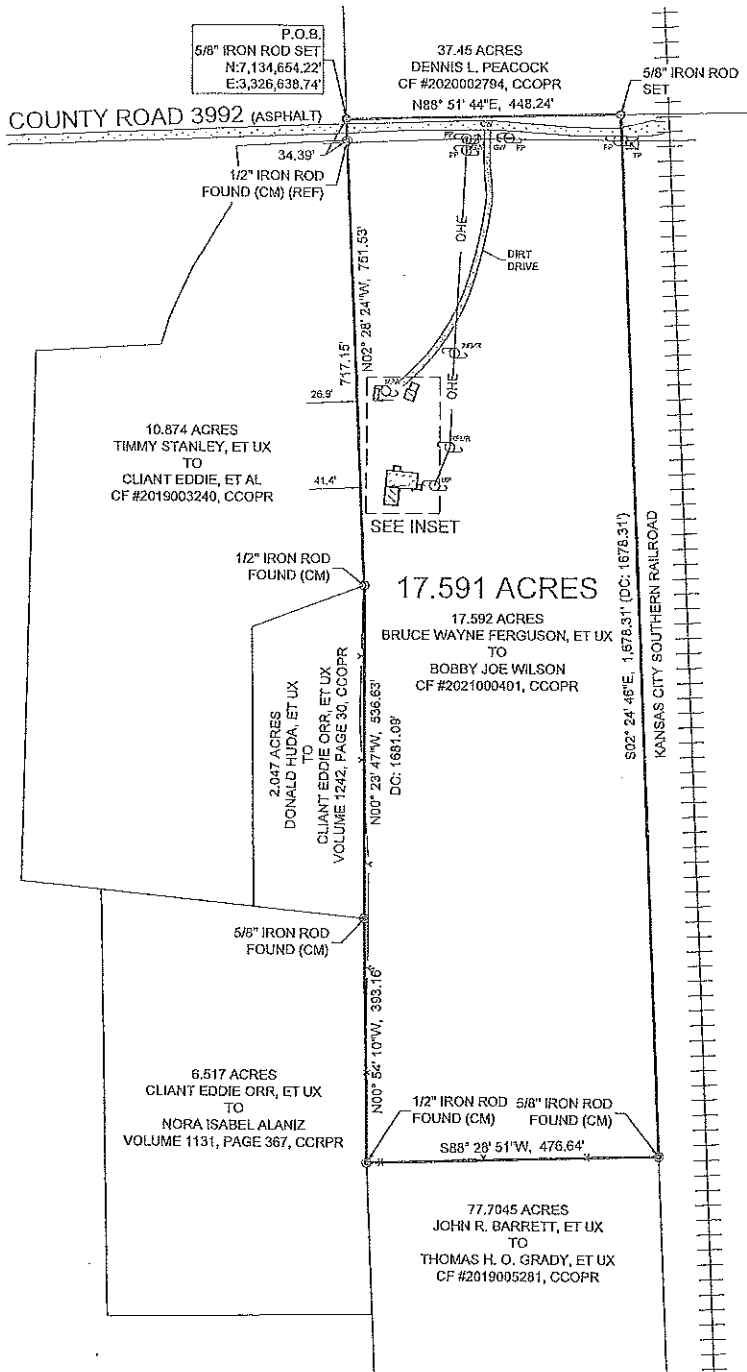
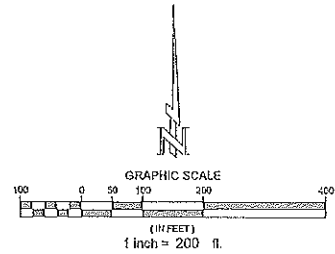
THENCE N02°28'24"W, along the common line of said 17.592 acre tract and said 10.874 acre tract, at 717.15 feet pass a 1/2" iron rod found for reference and northeast corner of said 10.874 acre tract, lying in the south line of CR 3992 and continuing along the west line of said 17.592 acre tract crossing CR 3992 for a distance in all of 751.53 feet to the PLACE OF BEGINNING, containing 17.591 acres of land, more or less. A certified plat has been prepared under the same job number as a part of this professional service.

360 Surveying
TBPLS 10194293
2802 Gilmer Rd., Ste 5
Longview, Texas 75604
Job No. 1684-002
Date: March 31, 2021



NOTES

1. BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE.
2. A CERTIFIED METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED UNDER THE SAME JOB NUMBER AS A PART OF THIS PROFESSIONAL SERVICE.
3. THIS PROFESSIONAL SERVICE WAS PERFORMED WITHOUT BENEFIT OF HAVING BEEN FURNISHED A TITLE COMMITMENT. EASEMENTS AND/OR OTHER MATTERS AND/OR ISSUES RELATING TO TITLE COULD AND MAY EXIST.
4. ACCORDING TO TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212.004 AND 212.005, DIVIDING ANY TRACT OR LOT INTO TWO OR MORE PARTS WITHOUT BENEFIT OF A SUBDIVISION PLAT APPROVED AND RECORDED WITH THE COUNTY CLERK, IS A VIOLATION OF CITY ORDINANCE AND/OR STATE LAW, SUBJECTING THE VIOLATOR TO FINES AND/OR THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.



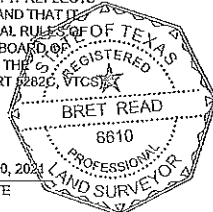
LEGEND	
	POWER POLE
	POWER POLE W/TRANSFORMER
	METER POLE
	METER POLE (ABANDONED)
	GUY WIRE
	TELEPHONE PEDESTAL
(DC)	DEED CALL
(REF)	REFERENCE MONUMENT
(CM)	CONTROLLING MONUMENT
	BARBED WIRE FENCE
	RAILROAD TRACKS
	OVERHEAD ELECTRIC

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THIS PLAT AS A REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT IT REFLECTS THE FACTS AS FOUND AT THE TIME OF SAID SURVEY, AND THAT IT SUBSTANTIALLY CONFORMS TO THE CURRENT GENERAL RULES OF PROCEDURE AND PRACTICES, ESTABLISHED BY THE BOARD OF PROFESSIONAL LAND SURVEYING, AS AUTHORIZED BY THE PROFESSIONAL LAND SURVEYING PRACTICES ACT. (ART 2282C, VTCSS)

BRET READ
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6610

MARCH 30, 2021
DATE



PLAT OF SURVEY OF
17.591 ACRES
IN THE CASS COUNTY SCHOOL LAND SURVEY, A-174
CASS COUNTY, TEXAS



360 SURVEYING
2802 GILMER RD, STE 5, LONGVIEW, TEXAS 75604
(903) 387-2577 WWW.360SURV.COM
TRPLS 10194293

MAR 31, 2021 | DRAWN BY: MTW | CHECKED BY: JBR | JOB #1684-002