



669/237  
HARVEY PROBINS  
50 AC±

11 10 9 8 7 6 5 4 3 2 1

1004.23

**PRO**

9 0077'54" W 1310-00



FILE NAME: 11805-3

SECURITY, TRUCK, MARINE, ETC. ETC. NO. ALL PLATS ARE COMMISSIONED AS OF THE DATE OF ORIGIN, INDICATING THE PLAT. NO. EXTENSION OF PLATS WITHOUT EVERAS WATER FRONT. SURVEY AVAILABLE FOR ORIGIN, GLEN FOR ONE YEAR. LYNCH SURVEY COMPANY, NO. NO. NOT BE REFINISHED FOR ANY USE OTHER THAN THAT FOR WHICH IT WAS ORIGINALLY CREATED.

THENCE N 60° 37' 3" W ALONG AN EXISTING FENCE LINE, SAME BEING THE  
 CORNER OF SECTION 36, T4S, R10E, S44, LAND SURVEY, SAME BEING  
 THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 80 AC. TRACT,  
 THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 50 AC. TRACT,  
 MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 20,221.00 ACRES OF LAND.

# VIEW

# ONLY

REVISION	DATE	DESCRIPTION	BY
			1

**LYNCH SURVEYING CO., INC.**

3408 WAGGON STREET  
 TERRELL, TEXAS 75603

PHONE: (409) 781-1302 FAX: (409) 781-1365

**CASS COUNTY, TEXAS**

**CASS COUNTY SCHOOL LAND, A-1717**

**SURVEY FOR STREETS**

Scale: 1" = 100' Date: JAN. 23, 1989 No. 11661

Prep: Dm KOL Draw: Dm FINE Check: Dm KOL

SHEET NO. 1

### Property Description

All that certain tract or parcel of land being a part of the Cass County School Land Survey, A-174, Cass County, Texas and being a part of the South One-Half (S 1/2) of a 60 Acre tract as described in Warranty Deed from Tanya Denise Cox to Brandon Golden and wife, Jennifer K. Golden dated January 13, 2011, recorded in Document No. 2011000399 of the Official Public Records of Cass County, Texas and being more particularly described as follows:

BEGINNING: At a set 5/8" rebar with plastic cap (Stamped R.P.L.S. 4874 Typical) for corner at an existing fence corner at the Southwest corner of the above described 60 Acre tract of land, same being the Southeast corner of a 99 Acre tract as described in Warranty Deed to William Robinson recorded in Volume 971, Page 166 of the Real Property Records of Cass County, Texas, same being on the North boundary line of a 50 Acre tract as described in Warranty Deed to Harvey Robbins recorded in Volume 699, Page 2378 of the Deed Records of Cass County, Texas;

THENCE: N 00°07'57" E, along an existing fence line, same being the West boundary line of the above described 60 Acre tract, same being the East boundary line of the above described 99 Acre tract, 1307.25 feet to a set 5/8" rebar with plastic cap for corner;

THENCE: N 89°45'17" E, with the South boundary line of the North One-Half (N 1/2) of a 60 Acre tract as described in Warranty Deed to Gladys M. Henson recorded in Volume 776, Page 462 of the Real Property Records of Cass County, Texas, 1004.23 feet to a set 5/8" rebar with plastic cap for corner on the West Right-of-Way line of County Road No. 3991 (State Line Road);

THENCE: S 00°17'54" W, with the West Right-of-Way line of County Road No. 3991, 1319.58 feet to a set 5/8" rebar for corner at an existing fence corner;;

THENCE: N 89°32'31" W, along an existing fence line, same being the South boundary line of the Cass County School Land Survey, same being the South boundary line of the above described 60 Acre tract, same being the North boundary line of the above described 50 Acre tract, 1000.40 feet to the POINT OF BEGINNING, containing 30.2210 Acres of land, more or less.

BASIS OF BEARINGS: Bearings are based on Geodetic North as measured using GPS (Global Positioning System) on June 2, 2011, operating within the parameters of WGS-84.