

SURVEY MADE FOR

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PROPERTY DESCRIPTION  
BEARINGS FROM  
SURVEY MEANDER LINE  
EAGLE LANDING LAKE

ALL THAT CERTAIN 5.43 ACRES OF LAND IN THE DAVID FRAZIER SURVEY, ABSTRACT N<sup>o</sup> 360, CASS COUNTY, TEXAS AND BEING ALL THE SAME PROPERTY CONVEYED TO JEREL KERBY BY DEED AS RECORDED UNDER DIGITAL RECORD 2011005720, CASS COUNTY CLERK RECORDS AND THE 5.43 ACRES KNOWN AS TRACT 1-B, UNIT B, SECTION SEVEN, EAGLE LANDING AND A PORTION OF THAT TRACT 1, UNIT B, SECTION SEVEN, EAGLE LANDING AS RECORDED IN VOLUME 7, PAGE 10, PLAT RECORDS AND THE 5.43 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT: 1/2 INCH REBAR FOUND AT NORTHWEST CORNER TRACT 35, UNIT C, SECTION TWO AND INDENTURE CORNER TRACT 1, UNIT B, SECTION SEVEN (7/10, PLAT RECORDS) AND INDENTURE CORNER JEREL KERBY TRACT 1-B, UNIT B, SECTION SEVEN (2011005720);

THENCE: S 29°58'37" W, 456.68 FEET WITH EAST BOUNDARY SECTION SEVEN AND EAST BOUNDARY TRACT 1, UNIT B AND NORTH BOUNDARY SECTION TWO AND EAST BOUNDARY AND WEST BOUNDARY TRACT 35, UNIT C, SECTION TWO TO 1/2 INCH REBAR FOUND AT NORTHEAST CORNER JEREL KERBY TRACT 1-A, UNIT B, SECTION SEVEN AND SOUTHERN MOST SOUTHEAST CORNER TRACT 1-B, UNIT B, SECTION SEVEN;

THENCE: N 52°38'42" W, WITH NORTH BOUNDARY TRACT 1-A, UNIT B, SECTION SEVEN AND SOUTH BOUNDARY TRACT 1-B, UNIT B, PASSING 1/2 INCH REBAR FOUND FOR REFERENCE AT 361.25 FEET, AND CONTINUING IN ALL 381.08 FEET TO POINT IN CR 1598 AT NORTHWEST CORNER TRACT 1-A, UNIT B, SECTION SEVEN AND SOUTHWEST CORNER TRACT 1-B, UNIT B, SECTION SEVEN AND SOUTHEAST CORNER TRACT 188, UNIT A, SECTION SEVEN AND NORTHEAST CORNER 189, UNIT B, SECTION SEVEN;

THENCE: WITH BOUNDARY IN CR1598 AS FOLLOWS:

N 40°09'09" E, 389.90 FEET TO 1/2 INCH REBAR FOUND;

N 70°14'29" E, 505.51 FEET TO 1/2 INCH REBAR FOUND AT NORTHEAST CORNER TRACT 1-B, UNIT B, SECTION SEVEN AND NORTHWEST CORNER CARL MEAD TRACT 7, UNIT B, SECTION SEVEN (924/476);

THENCE: S 00°21'07" E, WITH EAST BOUNDARY TRACT 1-B, UNIT B, SECTION SEVEN AND WEST BOUNDARY TRACT 7, UNIT B, SECTION SEVEN, PASSING 1/2 INCH REBAR FOUND FOR REFERENCE AT 30.22 FEET, AND CONTINUING IN ALL 362.63 FEET TO 1/2 INCH REBAR FOUND AT MOST SOUTHEASTERN CORNER TRACT 1, UNIT B AND TRACT 1-B, UNIT B, SECTION SEVEN AND SOUTHWEST CORNER CARL MEAD TRACT 7, UNIT B, SECTION SEVEN;

THENCE: N 73°40'21" W, 206.62 FEET WITH NORTH BOUNDARY SECTION TWO AND EAST BOUNDARY SECTION SEVEN TO THE PLACE OF BEGINNING AND CONTAINING 5.43 ACRES OF LAND, MORE OR LESS AS THE RESULT OF AN ACTUAL SURVEY MADE ON THE GROUND WITHIN THE CUSTOMARY LIMITS OF ACCURACY THIS THE 17<sup>TH</sup> DAY OF APRIL, 2012 BY A. S. HARRIS, JR., R.P.L.S. N<sup>o</sup> 4628.

A. S. HARRIS, JR.

R.P.L.S. 4628

