

GR356

All that certain 55.43 acre tract of land situated in the William A. Irvin Survey, A-555, Cass County, Texas, being Tract One described in Instrument No. 2008000496, Cass County Real Property Records, from Lamar Edwards to Kerry Wells, said 55.43 acres of land being more particularly described by metes and bounds as follows: (Bearing Basis: Geodetic North)

Beginning at: A 1/2" iron rod set in the West right-of-way line of Texas Farm Road No. 1399, the South line of the William A. Irvin Survey, A-555, and the North line of the John Nall Survey, A-797, for the Southeast corner of this tract, also the Northeast corner of a tract in 621/711, said iron rod being on the South side of Cass County Road No. 2613 (as shown on county road map);

Thence: S 89° 10' 36" W, along a common boundary of the Irvin and Nall Surveys, 1933.28 feet to a 1/2" iron rod set in the South line of the Irvin Survey, North line of the Nall Survey, for the Southwest corner of this tract, a 3/8" iron rod found for the Northwest corner of a tract in 660/384 bears S 88° 58' 46" W, 199.0 feet;

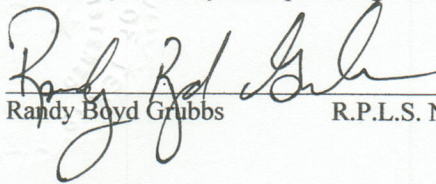
Thence: N 00° 06' 23" E, along a common boundary of a tract in G-9/112, 1567.95 feet to a 1/2" iron rod set for the Northwest corner of this tract, also an angle corner of a tract for Ivan and Savannah Gaston, et al;

Thence: N 89° 10' 36" E along a common boundary of the Gaston tract, 1145.55 feet to a 1/2" iron rod set in the West right-of-way line of Texas Farm Road No. 1399 for the Northeast corner of this tract;

Thence: S 26° 49' 44" E (passing at 101.63 feet a concrete right-of-way monument) along and with said West right-of-way line, 888.29 feet to a concrete right-of-way monument found for an angle corner of this tract;

Thence: S 26° 40' 31" E along and with said right-of-way line, 854.96 feet to the Point of Beginning, containing 55.43 acres of land, more or less.

I, Randy Boyd Grubbs, Registered Professional Land Surveyor No. 5153, do hereby certify that the above field notes are true and correct according to a survey made by me, upon the ground, December 29, 2008.

  
Randy Boyd Grubbs R.P.L.S. No. 5153



RANDY BOYD GRUBBS  
868 County Rd. No. 1753  
Linden, Texas 75563  
903-756-7236  
GR356

Randy Boyd Grubbs Registered Professional Land Surveyor No. 5153

I, Randy Boyd Grubbs, Registered Professional Land Surveyor  
hereby certify that this 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. December 29, 2008.

*Randy Boyd Grubbs*

G-9/112

Inst. No. 2008000496

WILLIAM A. IRVIN SURVEY  
A - 555  
CASS COUNTY, TEXAS

JOHN NALL SURVEY  
A - 797

660/384

621/711

55.43 ACRES

GASTON

SET 1/2" IR.

MENTION

N 89°10'36" E 1145.55'

SET 1/2" IR.

FND CON. NDMN  
10163'

S 26°49'44" E 888.29'

TEXAS FARM ROAD NO. 1399

FND CON. NDMN

S 26°40'31" E 854.96'

CASS COUNTY ROAD NO. 2613  
(AS SHOWN ON COUNTY ROAD MAP)

OLD ROAD BED

S 89°10'36" W 1933.28'

S 88°58'46" W 1990'

SET 1/2" IR.

FND 3/8" IR.

SET 1/2" IR.



0 200  
1" = 200 Feet  
Basis of Bearings  
GEODETIC NORTH