

GR11-064C

All that certain 3.05 acre tract of land, in the James Clark Survey, Abstract No. 172, Cass County, Texas, being a part of a called 22.10 acre tract described in Volume 1073, Pg. 664, Deed Records of Cass County, said 3.05 acre tract being more particularly described by metes and bounds as follows: (Bearing Basis: 2007003975)

Beginning at: A ½" iron rod found in the centerline of Cass County Road No. 1913, for the Northwest corner of this tract and the called 22.10 acre tract, also the Northeast corner of a called 18.32 acre tract in Inst. No. 2007003975;

Thence: Along and with the North line of 1073/664 and Cass County Road No. 1913 as follows:  
S 86° 12' 03" E, 161.17 feet to a point and S 86° 20' 26" E, 146.17 feet to a ½" iron rod set for the Northeast corner of this tract;

Thence: S 00° 46' 11" E, passing at 23.3 feet a ½" iron rod set for reference, continuing for a total distance of 437.55 feet with a new line to a ½" iron rod set for the Southeast corner of this tract;

Thence: N 79° 00' 35" W, 337.19 feet with a new line to a ½" iron rod set in the West line of 1073/664, West line of 2007003975 for the Southwest corner of this tract;

Thence: N 02° 41' 06" E, passing at 368.7 feet a ½" iron rod set for reference, continuing for a total distance of 393.67 feet with common boundary of 1073/664 and 2007003975 to the Point of Beginning, containing 3.05 acres of land, more or less, as shown on Plat No. GR11-064C, by Randy Boyd Grubbs, RPLS No. 5153, dated August 02, 2011.

Subject to the following described access easement:

Beginning at: A ½" iron rod found for the Northwest corner of the 3.05 acre tract and this easement;


Thence: S 86° 12' 03" E, 15.00 feet with the North line of the 3.05 acre tract to a point for the Northeast corner of this easement;

Thence: S 02° 41' 06" W, 395.67 feet to a point in the South line of the 3.05 acre tract for the Southeast corner of this easement;

Thence: N 79° 00' 35" W, 15.00 feet to a ½" iron rod set for the Southwest corner of the 3.05 acre tract and this easement;

Thence: N 02° 41' 06" E, 393.67 feet to the Point of Beginning, being a 15 ft access easement.

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, August 02, 2011.

  
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Randy Boyd Grubbs  
Registered Professional Land Surveyor No. 5153

JAMES CLARK SURVEY  
A - 172  
CASS COUNTY, TEXAS

