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Job 1733-2

LEGAL DESCRIPTION of a 4.097 Acre Tract Jane Richey Survey A-877 Cass Co., TX

All that certain 4.097 Acre tract of land in the Cities of Atlanta and Queen City, Jane Richey Survey, A-877 in Cass Co., TX. Being a part of the residue of that same tract of land conveyed to Travis Pritchard by Warranty Deed recorded in Vol. 259, Pg. 46, all of that 1 Acre tract of land conveyed to Travis Pritchard by Warranty Deed recorded in Vol. L-7, Pg. 215 and all of that 2 Acre tract of land conveyed to W. Travis Pritchard by Warranty Deeds recorded in Vol. V-9, Pg. 465 and Vol. 450, Pg. 502, all in the Deed Records of Cass Co., TX, said 4.097 Acre tract of land is more particularly described by metes and bounds as follows:

BEGINNING at a ½" Rebar set in the West line of U.S. Hwy No. 59 for the Southeast corner of a 1 Acre tract of land conveyed to Malcom B. Stanley et ux. by Warranty Deed recorded in Vol. 867, Pg. 728 for the Northeast corner of said 2 Acre tract and of this described tract;

THENCE: Southwesterly, 218.47' along said West line, being a curve to the left, having a radius of 2924.79' and a Long Chord bearing S 25°12'09" W (Basis of Bearing Solar Observation), 218.42', to a ½" Rebar set for the Northeast corner of a tract of land conveyed to Walter H. Felkins et ux. by Warranty Deed recorded in Vol. 617, Pg. 609, the Southeast corner of said 1 Acre tract and of this described tract;

THENCE: N 89°35'11" W, 353.37' along a line to a ½" Rebar set for the Northwest corner of a tract of land conveyed to W. Travis Pritchard by Warranty Deed recorded in Vol. 301, Pg. 170, the Northeast corner of an unopened and unnamed street in the Tom Willis Addition as recorded in Cabinet A, Slide 427 of the Plat Records;

THENCE: N 89°38'07" W, at 40.00' pass a ½" Rebar found for the Northwest corner of said street, the Northeast corner of Lot 1 in Block 4, continuing along this same course a total distance of 490.43' along a line to a ½" Rebar set for the Northwest corner of Lot 9 in said Block, the Northeast corner of an unopened portion of Willis Street, the Southwest corner of this described tract;

THENCE: N 00°22'43" E, 203.55' along a new line to a ½" Rebar set in the South line of a 34.063 Acre tract of land conveyed to Robert S. Clements by Warranty Deed recorded in Vol. 673, Pg. 610 for the Northwest corner of this described tract;

THENCE: S 89°17'23" E, at 65.49' pass the North Northeast corner of said Pritchard tract conveyed by 259/46, the Northwest corner of said 2 Acre tract, at 515.51' pass the Southwest corner of said Stanley tract, at 791.6' pass a chainlink fence corner post, continuing along this same course a total distance of 935.51' along a line and chainlink fence to the Point of Beginning, containing 4.097 Acres of land, more or less.

James L. Knox, Jr., do hereby certify that this
Legal Description is true and correct according to
a survey made upon the ground June 11, 2010.


James L. Knox, Jr.

RPLS #4214

