

KNOX & ASSOCIATES

*Surveying, Cartography
& Septic System Inspection*

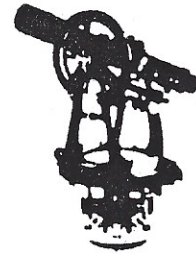
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Jan A. Pritchard
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Job 1733-3

LEGAL DESCRIPTION of a 0.962 Acre Tract

Jane Richey Survey A-877

Cass Co., TX

All that certain 0.962 Acre tract of land in the City of Atlanta, Jane Richey Survey, A-877 in Cass Co., TX. Being all of the residue of that same tract of land conveyed to W. Travis Pritchard by Warranty Deed recorded in Vol. 301, Pg. 170, all of that same tract of land conveyed to Walter H. Felkins et ux. by Warranty Deed recorded in Vol. 617, Pg. 609, all in the Deed Records of Cass Co., TX, said 0.962 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 Travis Pritchard by Warranty Deed recorded in Vol. L-7, Pg. 215, the Northeast corner of said Felkins tract and of this described tract;

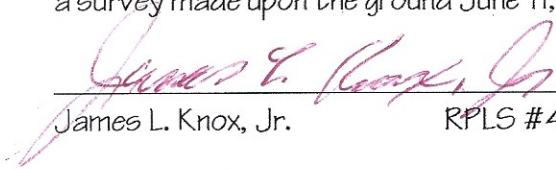
THENCE: Southwesterly, 153.20' along said West line, being a curve to the left, having a radius of 2924.79' and a Long Chord bearing S 21°33'44" W (Basis of Bearing Solar Observation), 153.18', to a ½" Rebar set at the intersection of said West line and the North line of Third St. for the Southeast corner of said Felkins tract and of this described tract;

THENCE: With said North line the following courses: N 73°34'30" W, 104.43' to a found Axle; S 82°25'30" W, 97.18' to an Axle found for the Southwest corner of said Felkins tract, the Southeast corner of said residue and S 82°50'41" W, 101.26' to a 1" Iron Pipe found for the Southeast corner of an unnamed and unopened street as shown in the Tom Willis Addition as recorded in Cabinet A, Slide 427 of the Plat Records, the Southwest corner of said residue and of this described tract;

THENCE: N 00°02'10" W, 140.91' along a line to a ½" Rebar set in the South line of said 1 Acre tract for the Northeast corner of said unopened street, the Northwest corner of said residue and of this described tract, from which a 2" Iron Pipe found for reference bears S 04°40'07" W, 6.52';

THENCE: S 89°35'11" E, 353.37' along a line to the Point of Beginning, containing 0.962 Acre 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

