

## Property Description

All that certain tract or parcel of land being a part of the A.S. Beard Headright Survey, A-65, Cass County, Texas and being all of a 11 11/12 Acre tract as described in Warranty Deed from Ida Nickleberry to Arvella Gaston dated August 15, 1961, recorded in Volume 512, Page 438 of the Deed Records of Cass County, Texas and being more particularly described as follows:

BEGINNING: At a found 1" angle iron for corner at the Northwest corner of the above described 11 11/12 Acre tract of land, same being the Southwest corner of a 11.92 Acre tract as described in Warranty Deed to Vada Lewis recorded in Volume B-7, Page 613 of the Deed Records of Cass County, Texas, same being on the East boundary line of a 23.74 Acre tract as described in Warranty Deed to Dorothy Lee Wright recorded in Volume 1078, Page 532 of the Official Public Records of Cass County, Texas;

THENCE: S 01°03'11" W, with the West boundary line of the above described 11 11/12 Acre tract, same being the East boundary line of the above described 23.74 Acre tract, passing at 502.91 feet to a found 1/2" rebar and continuing a total distance of 524.29 feet to a set Railroad Spike for corner in County Road No. 2623;

THENCE: S 00°19'27" W, with the West boundary line of the above described 11 11/12 Acre tract, same being the East boundary line of a 12.6 Acre tract as described in Warranty Deed to Edwin L. Simpson, et ux recorded in Volume 1192, Page 5 of the Official Public Records of Cass County, Texas, passing at 21.39 feet a found 1/2" rebar and continuing a total distance of 224.67 feet to a found 1" metal flat bar for corner;

THENCE: N 89°31'56" E, with the South boundary line of the above described 11 11/12 Acre tract, same being the North boundary line of a 11.92 Acre tract as described in Warranty Deed to Ruby B. Lockett recorded in Volume 1243, Page 380 of the Official Public Records of Cass County, Texas, 698.01 feet to a set 5/8" rebar with plastic cap (Stamped R.P.L.S. 4874 Typical) for corner;

THENCE: N 00°02'15" E, with the East boundary line of the above described 11 11/12 Acre tract, same being the West boundary line of a 11.92 Acre tract as described in Warranty Deed to Albert Barber recorded in Volume B-7, Page 613 of the Deed Records of Cass County, Texas, 747.51 feet to a found 3/8" rebar for corner at an existing fence corner;

THENCE: S 89°38'19" W, with the North boundary line of the above described 11 11/12 Acre tract, same being the South boundary line of the above described Lewis 11.92 Acre tract, 687.59 feet to the POINT OF BEGINNING, containing 11.9157 Acres of land, more or less.

BASIS OF BEARINGS: Bearings are based on Geodetic North as measured using GPS (Global Positioning System) on August 20, 2020, operating within the parameters of WGS-84.

Voice: 903-791-1392  
Fax: 903-791-1395

## Invoice Number:

7884

Invoice Date:

Aug 28, 2020

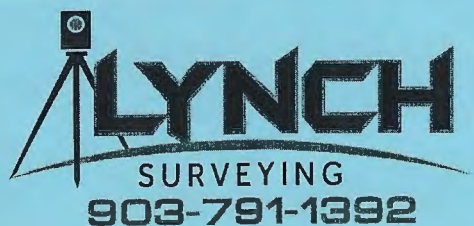
Warner, Dwight  
5100 Eldorado Pkwy, #102-589  
McKinney, TX 75070

Ordered By:

Warner, Dwight  
5100 Eldorado Pkwy, #102-589  
McKinney, TX 75070

<i>Customer ID</i>	<i>Ordered By</i>	<i>Payment Terms</i>	
<b>13943</b>	<i>Elizabeth Pianori</i>	<i>Net 15 Days</i>	
<i>Customer Pickup or Delivery</i>	<i>Deliver To</i>	<i>Order Date</i>	<i>Due Date</i>
USPS	<b>Cass County Title</b>		9/12/20

Description	Cost of Job
Final survey on 11.9157 Acres in the A S Beard HRS, A-65, Cass Co, TX.	
Survey Fees	1,875.00



Check No:

Subtotal	1,875.00
Sales Tax	154.69
Freight	
Total Invoice Amount	2,029.69
Payment Received	
<b>TOTAL</b>	<b>2,029.69</b>

*Call Toll Free 1-866-290-1392 - Free Estimates - We Appreciate Your Business !!*