

LEGEND

CM CONTROLLING MONUMENT

○ 1/2" IRON ROD FOUND

○ 1/2" IRON ROD SET (BY-LINE)

○ POINT FOR CORNER

○ 1/2" IRON PIPE FOUND

● POWER POLE

⊕ AIR CONDITIONING

⊗ WATER METER

⊗ CONCRETE R.O.W. MON

⊗ 60D NAIL FOUND

▲ FOUND IN CONCRETE

⬢ UNDERGROUND ELECTRIC

⬢ F.H FIRE HYDRANT

⬢ GAS METER

⬢ WATER VALVE

CONCRETE

COVERED CARPORT,
PORCH, DECK, ETC

OHT - OVERHEAD TELEPHONE

OHP - OVERHEAD ELECTRIC

--- PIPE FENCE

--- METAL FENCE

--- BARBED WIRE FENCE

--- CHAINLINK FENCE

△ OVERHEAD ELECTRIC

⊕ GUY WIRE

⊕ ELECTRIC PEDESTAL

⊕ TELEPHONE PEDESTAL

⊕ CLEANOUT

⊕ SEPTIC TANK

--- ASPHALT PAVING

--- GRAVEL/ROCK

▲▲▲▲ ROAD OR DRIVE

LEGAL DESCRIPTION

Being a lot, tract or parcel of land situated in the Sarah Gainer Survey, Abstract No. 387, the Jacob Stallings Survey, Abstract No. 945, the John Teague Survey, Abstract No. 1039, and the Thomas Greer Survey, Abstract No. 433, Cass County, Texas, and being part of the remainder of that certain called 515.3066 acre tract of land conveyed from Linda Cooper et vir to Anthony Cooper, by Warranty Deed, as recorded in File No. 2014002642, Official Public Records, Cass County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at a Northeast corner of the remainder of said 515.3066 acre tract, and the Southeast corner of a called 25 acre tract conveyed to Emeria Skillern, by deed as recorded in Volume 782, Page 828, Deed Records, Cass County, Texas, said point being in the West line of called 18.113 acre tract conveyed to Wassem Waheed, by deed as recorded in Volume 1141, Page 304, Official Public Records, Cass County, Texas;

THENCE, South 01 Degrees 51 Minutes 53 Seconds East, with a line common to the remainder of said 515.3066 acre tract, and said 18.113 acre tract, a distance of 289.32 feet to a 3/8 inch iron rod found bent at a Southeast corner of the remainder of said 515.3066 acre tract, and the Southwest corner of said 18.113 acre tract, said point being in the North line of called 19.89 acre tract conveyed to Robert Sload et ux, by deed as recorded in File No. 2019001795, Official Public Records, Cass County, Texas;

THENCE, South 86 Degrees 31 Minutes 31 Seconds West, with a line common to the remainder of said 515.3066 acre tract, and said 19.89 acre tract, a distance of 480.96 feet to a 1/2 inch iron rod found;

THENCE, South 03 Degrees 28 Minutes 29 Seconds East, with a line common to the remainder of said 515.3066 acre tract, and said 19.89 acre tract, a distance of 46.30 feet to a 1/2 inch iron rod found with cap stamped (BY-LINE);

THENCE, South 38 Degrees 01 Minutes 31 Seconds West, with a line common to the remainder of said 515.3066 acre tract, and said 19.89 acre tract, a distance of 260.00 feet to a point for corner in a creek;

THENCE, with the meanderings of said creek, previously tied by J.W. Owens in July of 1985, and a line common to the remainder of said 515.3066 acre tract, and said 19.89 acre tract, the following courses and distances, there is no monument set or found at the end of each call:

THENCE, South 56 Degrees 20 Minutes 15 Seconds East, a distance of 239.32 feet;
THENCE, North 37 Degrees 56 Minutes 56 Seconds East, a distance of 113.36 feet;
THENCE, South 43 Degrees 30 Minutes 18 Seconds East, a distance of 163.25 feet;
THENCE, South 62 Degrees 30 Minutes 39 Seconds East, a distance of 314.87 feet;
THENCE, South 05 Degrees 45 Minutes 39 Seconds West, a distance of 124.62 feet;
THENCE, South 14 Degrees 50 Minutes 17 Seconds West, a distance of 151.05 feet to a point for corner at the Southwest corner of said 19.89 acre tract, and the Northwest corner of the remainder of a called 21.11 acre tract conveyed to Kenneth Edington, by deed as recorded in File No. 2014003709, Official Public Records, Cass County, Texas;

THENCE, with the meanderings of said creek, and a line common to the remainder of said 515.3066 acre tract, and the remainder of said 21.11 acre tract, the following courses and distances, there is no monument set or found at the end of each call:

THENCE, South 28 Degrees 34 Minutes 34 Seconds East, a distance of 98.43 feet;
THENCE, South 45 Degrees 12 Minutes 30 Seconds West, a distance of 40.85 feet;
THENCE, South 10 Degrees 13 Minutes 30 Seconds East, a distance of 94.43 feet;
THENCE, South 62 Degrees 39 Minutes 33 Seconds East, a distance of 99.39 feet;
THENCE, South 10 Degrees 07 Minutes 22 Seconds East, a distance of 126.32 feet;
THENCE, South 64 Degrees 18 Minutes 33 Seconds West, a distance of 103.15 feet;
THENCE, South 26 Degrees 06 Minutes 05 Seconds West, a distance of 121.84 feet;
THENCE, South 54 Degrees 29 Minutes 32 Seconds West, a distance of 126.85 feet;
THENCE, South 08 Degrees 10 Minutes 51 Seconds West, a distance of 98.04 feet;
THENCE, South 44 Degrees 34 Minutes 52 Seconds East, a distance of 130.73 feet;
THENCE, South 53 Degrees 24 Minutes 34 Seconds East, a distance of 192.70 feet;
THENCE, South 18 Degrees 54 Minutes 51 Seconds East, a distance of 183.58 feet;
THENCE, South 40 Degrees 32 Minutes 58 Seconds East, a distance of 77.08 feet;
THENCE, South 33 Degrees 55 Minutes 05 Seconds West, a distance of 149.25 feet;
THENCE, South 59 Degrees 34 Minutes 36 Seconds West, a distance of 75.12 feet;
THENCE, South 77 Degrees 17 Minutes 48 Seconds West, a distance of 138.52 feet;
THENCE, South 14 Degrees 54 Minutes 29 Seconds East, a distance of 55.75 feet;
THENCE, South 67 Degrees 09 Minutes 32 Seconds East, a distance of 197.37 feet;
THENCE, South 34 Degrees 57 Minutes 03 Seconds East, a distance of 45.67 feet;
THENCE, South 44 Degrees 50 Minutes 53 Seconds West, a distance of 68.39 feet;
THENCE, South 36 Degrees 54 Minutes 48 Seconds East, a distance of 44.67 feet;
THENCE, North 88 Degrees 46 Minutes 52 Seconds East, a distance of 45.85 feet;
THENCE, North 22 Degrees 13 Minutes 31 Seconds East, a distance of 108.94 feet;
THENCE, North 82 Degrees 45 Minutes 56 Seconds East, a distance of 33.11 feet;
THENCE, South 21 Degrees 16 Minutes 44 Seconds East, a distance of 85.07 feet;
THENCE, South 10 Degrees 26 Minutes 26 Seconds West, a distance of 149.93 feet to a point for corner at a Southeast corner of the remainder of said 515.3066 acre tract, and the Southwest corner of the remainder of said 21.11 acre tract, said point being in a North line of a called 633.063 acre tract conveyed to Jack and Pat Coker Family LTD, by deed as recorded in File No. 2007003273, Official Public Records, Cass County, Texas;

THENCE, South 87 Degrees 24 Minutes 02 Seconds West, with a line common to the remainder of said 515.3066 acre tract, and said 633.063 acre tract, and passing at a distance of 23.85 feet, a 1/2 inch iron rod set with cap stamped (BY-LINE) for witness, and continuing on for a total distance of 150.00 feet to a 1/2 inch iron rod found at a Northwest corner of said 633.063 acre tract, and the Northeast corner of a called 97.4323 acre tract conveyed to Michael Coker, by deed as recorded in File No. 2010005498, Official Public Records, Cass County, Texas;

THENCE, South 77 Degrees 18 Minutes 21 Seconds West, with a line common to the remainder of said 515.3066 acre tract, and said 97.432 acre tract, a distance of 1,500.40 feet to a 1/2 inch iron rod found;

THENCE, South 19 Degrees 19 Minutes 42 Seconds West, with a line common to the remainder of said 515.3066 acre tract, and said 97.432 acre tract, a distance of 355.18 feet to a 1/2 inch iron rod found inch iron rod found with a plastic cap stamped (SAXON);

THENCE, South 86 Degrees 52 Minutes 45 Seconds West, with a line common to the remainder of said 515.3066 acre tract, and said 97.432 acre tract, a distance of 2,113.47 feet to a 1/2 inch iron rod found at a Southwest corner of the remainder of said 515.3066 acre tract, and the Northwest corner of said 97.4323 acre tract, said point being in the East line of Farm To Market No. 161;

THENCE, North 31 Degrees 20 Minutes 08 Seconds West, with a line common to the remainder of said 515.3066 acre tract, and said Farm To Market No. 161, a distance of 45.27 feet to a point for corner at a Northwest corner of said 515.3066 acre tract, and the Southwest corner of a called 9.94 acre tract conveyed to Allen Davis Jr., by deed as recorded in Volume 1196, Page 544, Real Property Records, Cass County, Texas;

THENCE, North 86 Degrees 52 Minutes 28 Seconds East, with a line common to the remainder of said 515.3066 acre tract, and said 9.94 acre tract, a distance of 1,450.68 feet to a 1/2 inch iron rod found at an ell corner of the remainder of said 515.3066 acre tract, and the Southeast corner of said 9.94 acre tract;

THENCE, North 01 Degrees 50 Minutes 52 Seconds West, with a line common to the remainder of said 515.3066 acre tract, and said 9.94 acre tract, and passing the Northeast corner of said 9.94 acre tract, and the Southeast corner of a called 22.346 acre tract, called Tract Four, conveyed to R.G. Bryant, by deed as recorded in Volume 1246, Page 046, Official Public Records, Cass County, Texas, and continuing on for a total distance of 1,045.45 feet to a 3/8 inch iron rod found at a Northwest corner of the remainder of said 515.3066 acre tract, and a Southwest corner of a called 5.92 acre tract, called Tract Two, conveyed to R.G. Bryant, by deed as recorded in Volume 1246, Page 046, Official Public Records, Cass County, Texas;

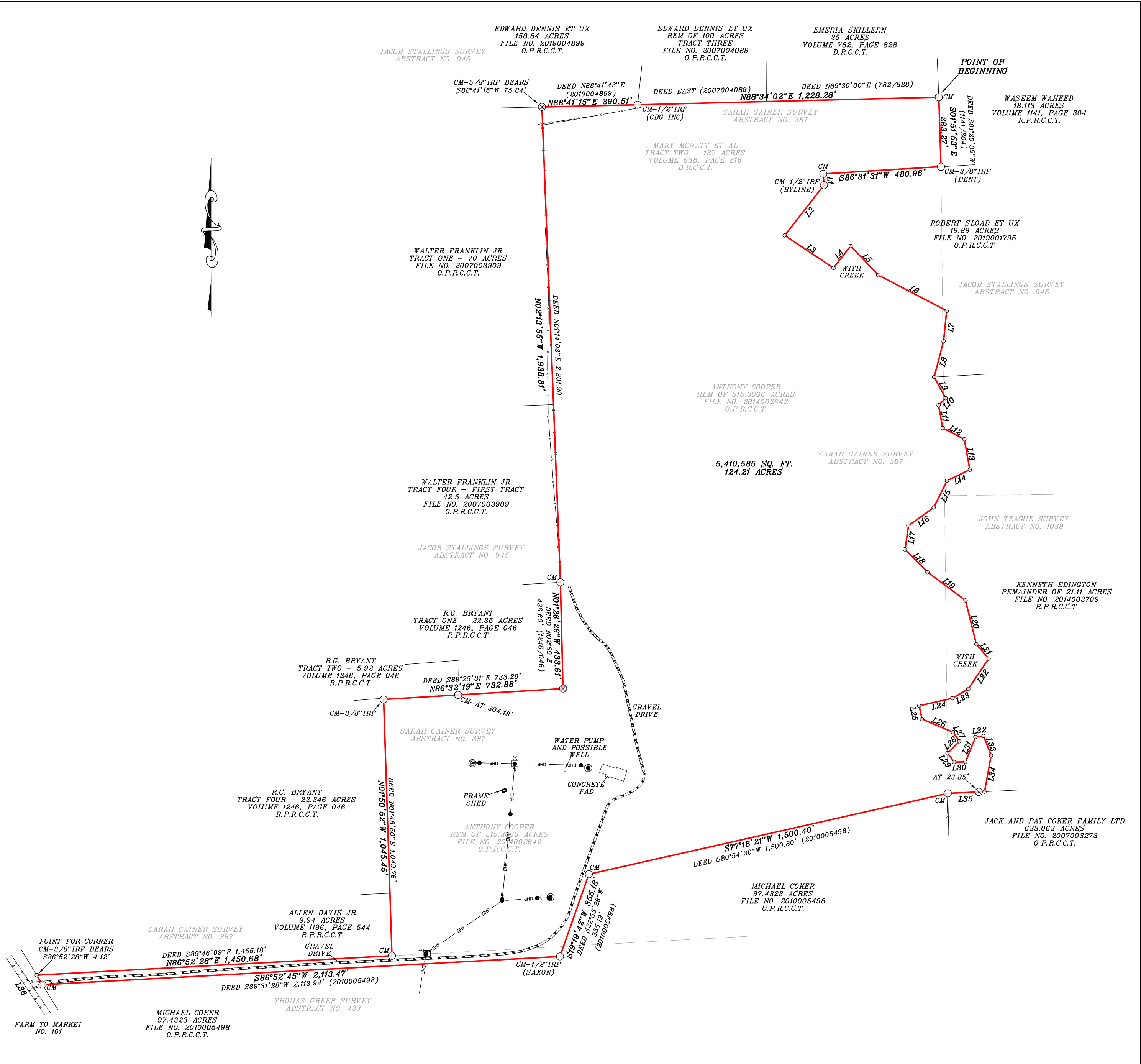
THENCE, North 86 Degrees 32 Minutes 19 Seconds East, with a line common to the remainder of said 515.3066 acre tract, and said 5.92 acre tract, and passing at a distance of 304.18 feet, a 1/2 inch iron rod found at the Southeast corner of said 5.92 acre tract, and a Southwest corner of a called 22.35 acre tract, called Tract One, conveyed to R.G. Bryant, by deed as recorded in Volume 1246, Page 046, Official Public Records, Cass County, Texas, and continuing on for a total distance of 732.88 feet to a 1/2 inch iron rod set with cap stamped (BY-LINE) at an ell corner of the remainder of said 515.3066 acre tract, and the Southeast corner of said 22.35 acre tract;

THENCE, North 01 Degrees 26 Minutes 26 Seconds West, with a line common to the remainder of said 515.3066 acre tract, and said 22.35 acre tract, a distance of 433.61 feet to a 1/2 inch iron rod found at the Northeast corner of said 22.35 acre tract, and the Southeast corner of a called 42.5 acre tract, called First Tract, conveyed to Walter Franklin Jr., by deed as recorded in File No. 2007003909, Official Public Records, Cass County, Texas;

THENCE, North 02 Degrees 13 Minutes 55 Seconds West, with a line common to the remainder of said 515.3066 acre tract, and said 42.5 acre tract, and passing the Northeast corner of said 42.5 acre tract, and the Southeast corner of a called 70 acre tract, called Tract One, conveyed to Walter Franklin Jr., by deed as recorded in File No. 2007003909, Official Public Records, Cass County, Texas, and continuing on for a total distance of 1,938.81 feet to a 1/2 inch iron rod set with cap stamped (BY-LINE) at an intended Northwest corner of the remainder of said 515.3066 acre tract, same being the Northern most Northwest corner of a called 137 acre tract, called Tract Two, previously conveyed to Mary McNatt et al, by deed as recorded in Volume 638, Page 818, Deed Records, Cass County, Texas, said point being in the South line of a called 158.84 acre tract conveyed to Edward Dennis et ux, by deed as recorded in File No. 2019004899, Official Public Records, Cass County, Texas, from said point, a 5/8 inch iron rod found, bears South 88 Degrees 41 Minutes 15 Seconds West, a distance of 75.84 feet;

THENCE, North 88 Degrees 41 Minutes 15 Seconds East, with an intended North line of the remainder of said 515.3066 acre tract, and the South line of said 158.84 acre tract, a distance of 390.51 feet to a 1/2 inch iron rod found with plastic cap stamped (CBG INC) at the Southeast corner of said 158.84 acre tract, and the Southwest corner of the remainder of a called 100 acre tract, called Tract Three, conveyed to Edward Dennis et ux, by deed as recorded in File No. 2007004089, Official Public Records, Cass County, Texas;

THENCE, North 88 Degrees 34 Minutes 02 Seconds East, with an intended North line of the remainder of said 515.3066 acre tract, and the South line of the remainder of said 100 acre tract, and passing the Southeast corner of the remainder of said 100 acre tract, and the Southwest corner of said 25 acre tract, and continuing on for a total distance of 1,228.28 feet to the POINT OF BEGINNING and CONTAINING 5,410,585 square feet or 124.21 acres of land.



I, Justin Kleam RPLS No. 5871, do hereby certify to: Tom Waltz, as client: That the Plat of Survey shown hereon is a correct, and accurate representation of the property lines, and dimensions are as indicated; and EXCEPT AS SHOWN, all improvements are located within the boundaries, and there are no visible, and apparent encroachments or protrusions on the ground. Use of this survey by any other parties and/or for other purposes shall be at user's own risk, and any loss resulting from other use shall not be the responsibility of the undersigned.

- SURVEYOR'S NOTES:
- 1) BEARINGS ARE BASED ON NAD 83 (2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.
 - 2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
 - 3) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THE TIME OF THIS SURVEY.
 - 4) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
 - 5) ABSTRACT LINE SHOWN HEREON IS APPROXIMATE IN LOCATION.
 - 6) THE CREEK ALONG THE EASTERN PORTION OF THIS SURVEYED TRACT WAS DERIVED FROM PREVIOUS WORK BY J.W. OWENS IN JULY 1985 AND HISTORICAL AND CURRENT SATELLITE IMAGERY. THERE ARE PORTIONS OF THIS AREA INUNDATED REGULARLY MAKING THE CHANNEL HARD TO DISCERN.

BY: JUSTIN KLEAM
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5871

124.21 ACRES CASS CO, TEXAS F.M. NO. 161	
DATE:	08/31/20
SCALE:	1:300
JOB NO.:	2020-1226
CLIENT:	WALTZ
TECHNICIAN:	J.B.K.



BY-LINE
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