

# KNOX & ASSOCIATES

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Job 2316A

## LEGAL DESCRIPTION of a 4.982 Acre Tract I & GN RR Survey A-562 Cass Co., TX

All of that certain 4.982 Acre tract of land in the I & GN RR Survey, A-562 in Cass Co., TX. Being all of Tract 5 of Ranch West Estates (unrecorded) and also being all of that called 4.992 Acre tract of land conveyed to Travis W. Mote by Warranty Deed recorded in Vol. 598, Pg. 469 of the Deed Records of Cass Co., TX, said 4.982 Acre tract of land is more particularly described by metes and bounds as follows:

BEGINNING at a  $\frac{1}{2}$ " Rebar set in the center of a 40' street dedicated on the Plat of Ranch West Estates, in the North line of a 1.00 Acre tract of land conveyed to Kenneth F. Smith et ux. by Warranty Deed recorded in File 2013002147, on the South edge of Co. Rd. #4112 (as built), for the Northwest corner of Tract 3, the Northeast corner of Tract 4, the Southeast corner of Tract 3 and of a 2.53 Acre tract of land conveyed to Jerry F. Martin et ux. by Warranty Deed recorded in Vol. 1065, Pg. 811, the Southwest corner of this described tract;

THENCE: N  $00^{\circ}26'48''$  E, (Basis of Bearing GPS Data), at 20.00' pass a  $\frac{3}{4}$ " Rebar (bent) found for reference, continuing along this same course a total distance of 484.56' along a line to a  $\frac{1}{2}$ " Rebar found in the South line of a 44.71 Acre tract of land conveyed to Tim Lambert et ux. by Warranty Deed recorded in File 2012000380, for the Northeast corner of said Martin tract, the Northwest corner of this described tract;

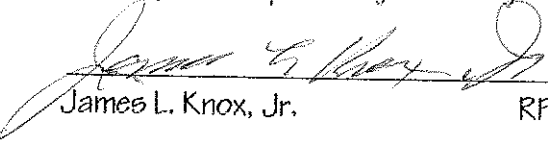
THENCE: S  $88^{\circ}28'27''$  E, 452.56 along a line to a  $\frac{3}{4}$ " Iron Rod found in the West line of a 92.31 Acre tract of land conveyed to Stephanie Smith-Wilkey by Warranty Deed recorded in Vol. 502,

Pg. 69, for the Southeast corner of said Lambert tract, the Northeast corner of this described tract;

Thence: S 00°32'02" W, 475.51' along a line to a ½" Rebar set for the Northeast corner of Tract 3 and of a 2 Acre tract of land conveyed to Ken Smith et ux. by Warranty Deed recorded in File 2007006537, the Southeast corner of this described tract, from which a ½" Rebar found for reference bears N 00°32'02" E, 7.12';

THENCE: N 89°38'02" W, 451.75' along a line to the Point of Beginning, containing 4.982 Acres of land, more or less.

I, James L. Knox, Jr., do hereby certify that this  
Legal Description is true and correct according to  
a survey made upon the ground August 24, 2017.

  
James L. Knox, Jr.

RPLS #4214

