

Thomas Giles Survey
A-418



Joe H. Butler et ux.
5.59 Acres
File 2006004124

Kevin L. McCasland
5 Acres
Vol. 796 Pg. 566

Martin L. Restelle et ux.
Residue 48.597 Acres
File 2007003856

Co. Rd. #4225

Fnd. RR Spike

Set 1/2" Rebar (ref.)
N 45° 20' 00" E 20.00'

Set 1/2" Rebar O

Scale: 1" = 80'
Bearing Basis
GPS Data

East 471.54'

Joe H. Butler
5.59 Acres

Co. Rd. #4225

N 00° 35' 45" E 470.82'

402.04'

Fnd. RR Spike
O 173.16'

4.390 Acres

South 405.46'

Ronald K. Tilley et ux.
5 Acres
File 2010003891

Set 1/2" Rebar (ref.)
N 45° 30' 15" E - 28.33'

Co. Rd. #4226

475.74'

N 89° 35' 09" W 572.06'

Set 1/2" Rebar (ref.)
O 389.46'

Set 1/2" Rebar (ref.)
O 96.3'

Eunice J. Spohn
3 Acres
File 2007003504

Jas. Richie Survey
A-887

David P. Key Survey
A-634

PLAT SHOWING a 4.390 Acre tract of land in the Thomas Giles Survey, A-418 in Cass Co., TX. Being a part of the residue of that 48.597 Acre tract of land described in a Deed of Trust for Martin L. Restelle et ux. recorded in File 2007003856 of the Official Public Records of Cass Co., TX.

0 40' 80' 160' 240'

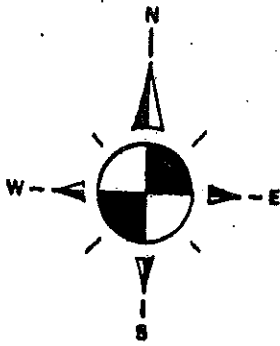
I, James L. Knox, Jr., Reg. Professional Land Surveyor, do hereby certify that this Plat is true and correct according to a survey made upon the ground September 22, 2014. There are no visible encroachments or easements on or across this tract except as shown hereon.



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Martin L. Restelle 225 CR 4226 Atlanta, TX 75551 903-799-5308	
Job Number:	1742B

James L. Knox, Jr.

RPLS #4214



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Martin L. Restelle Job 1742B
225 CR 4226
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LEGAL DESCRIPTION of a 4.390 Acre Tract Thomas Giles Survey A-418 Cass Co., TX

All that certain 4.390 Acre tract of land in the Thomas Giles Survey, A-418 in Cass Co., TX. Being a part of the residue of a 48.597 Acre tract of land described in a Deed of Trust for Martin L. Restelle et ux. recorded in File 2007003856 of the Official Public Records of Cass Co., TX, said 4.390 Acre tract of land is more particularly described by metes and bounds as follows:

BEGINNING at point at the intersection of Co. Rd. #4226 and CR #4225, in the East line of the Jas. Richey Survey, A-887, for the Northwest corner of the David P. Key Survey, A-634, the Southwest corner of said Giles Survey, of said residue and of this described tract, from which a ½" Rebar set for reference bears N 45°30'15" E, 28.33';

THENCE: N 00°35'45" E (Bearing Basis GPS Data), at 173.16' pass a Railroad Spike found for the Northeast corner of a 3 Acre tract of land conveyed to Eunice J. Spann by Warranty Deed recorded in File 2007003504, continuing along this same course a total distance of 402.04' along the center of said road to a point for the Southwest corner of a 5 Acre tract of land conveyed to Kevin L. McCasland by Warranty Deed recorded in Vol. 796, Pg. 566, for the West Northwest corner of said residue, the Northwest corner of this described tract, from which a Railroad Spike found for the Southeast corner of a 5.59 Acre tract of land conveyed to Joe H. Butler et ux. by Warranty Deed recorded in File 2006004124 bears N 00°35'45" E, 68.77';

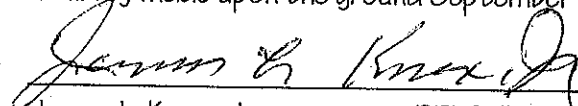
THENCE: East, at 20.00' pass a ½" Rebar set for reference, continuing along this same course a total distance of 471.54' along a line to a ½" Rebar set for the Southeast corner of said McCasland tract, an interior corner of said residue, the Northeast corner of this described tract;

THENCE: South, at 395.46' pass a ½" Rebar set for reference, continuing along this same course a total distance of 405.46' along a line to a point in the center of Co. Rd. #4226 for the

Southeast corner of this described tract, from which the Southwest corner of a 5 Acre tract of land conveyed to Ronald K. Tilley et ux. bears S 89°35'09" E, 96.3';

THENCE: N 89°35'09" W, 475.74' along said center to the Point of Beginning, containing 4.390 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 September 22, 2014.


James L. Knox, Jr. RPLS #4214

