



METES AND BOUNDS DESCRIPTION 8.913 ACRES

All that certain tract or parcel containing 8.913 acres of land in the **Samuel F. Moore Survey, A-690, Cass County, Texas**, being a portion of a tract which was called 61.9603 acres conveyed from James D. Thompson III, Independent Executor to Red Oak Properties, LLC, by an instrument of record in Clerks File #2022004373, Cass County Official Public Record (CCOPR), said 8.913 acres being more particularly described as follows and shown on the plat prepared by 360 Surveying as Job Number 1446-026, (Bearing Basis: State Plane Coordinates, Texas North Central 4202, NAD83, GRID)

BEGINNING at a 5/8" iron rod found for northeast corner, being the northeast corner of said 61.9603 acre tract and northwest corner of a tract which was called 16.49 acres conveyed from Jimmy L. Smith, et ux to Tony D. Wheelington, by an instrument of record in Clerks File #2008002667, CCOPR, lying in the south right of way (R-O-W) line of State Highway 77 (SH 77);

THENCE S00°27'46"E, 320.96 feet along the common line of said 61.9603 acre tract and said 16.49 acre tract to a 2" iron pipe found for a southeast corner, being a southeast corner of said 61.9603 acre tract and an interior corner of said 16.49 acre tract;

THENCE S86°28'46"W, 100.95 feet continuing along said common line to a 2" iron pipe found for an interior corner, being an interior corner of said 61.9603 acre tract and northwest corner of said 16.49 acre tract;

THENCE S02°00'53"E, 403.38 feet continuing along said common line to a 2" iron pipe found for southeast corner, being a southeast corner of said 61.9603 acre tract and an interior corner of said 16.49 acre tract;

THENCE S87°41'20"W, 491.07 feet continuing along said common line to a 2" iron pipe found for southwest corner, being an interior corner of said 61.9603 acre tract and a northwest corner of said 16.49 acre tract, from which a 2" iron pipe found for southeast corner of said 61.9603 acre tract bears: S01°30'11"E, 644.92 feet;

THENCE N01°30'11"W, 723.12 feet crossing said 61.9603 acre tract to a 5/8" iron rod set for northwest corner, lying in the north line of said 61.9603 acre tract and in the south R-O-W line of SH 77, from which a TXDOT type I concrete monument found for angle point of said 61.9603 acre tract bears: S87°00'04"W, 762.74 feet;

THENCE N87°00'04"E, 538.87 feet along the common line of said 61.9603 acre tract and SH 77 to a TXDOT type I concrete monument found for an angle point, being an angle point of said 61.9603 acre tract, from which a 5/8" iron rod found bears: S08°41'32"W, 0.81 feet;

THENCE S88°59'37"E, 55.51 feet continuing along said common line to the **PLACE OF BEGINNING**, containing **8.913 acres** of land, more or less.



Bret Read, RPLS 6610
September 28, 2022