

**LEGAL DESCRIPTION**  
**of**  
**6.99 Acre Tract**  
**Linsey Tolbert Survey, A-1040**  
**Cass Co., TX.**

All that certain 6.99 Acre Tract of land, being part of a 47.72 Acre Tract, described and recorded in Instrument No. 2022004733, being part of a called 7-acre tract of land described as Tract 7 in the Linsey Tolbert Survey, A-1040 in Cass County, Texas, described and recorded in Volume 563, Page 630 of the Official Public Records of Cass County, TX., said 6.99-acre tract of land is more particularly described by metes and bounds as follows;

**Beginning** at a ½ -inch iron pipe found at a fence corner, situated on the common line of the said Snider & Tobert Surveys, being an angle corner for called 290.48-acre tract of land described and recorded in Volume 868, Page 118 of the Official Public Records of Cass County, TX., being the Northeast corner for said called 7-acre tract, being the **POINT OF BEGINNING**;

**Thence** South 1°51'28" East, along the common line of the Tolbert Survey, and the Snider Survey, along common line with said called 7-acre tract and said called 46-acre tract, a distance of 446.87 Feet, to a ¾-inch iron pipe found situated on the North line of FM No. 1766, being the Southwest corner for a 20.73-acre tract (Not Yet Recorded), and for said called 46-acre tract, being the Southeast corner for this tract;

**Thence** North 88°41'29" West, along North line of said FM No. 1766 highway, a distance of 193.58 Feet to a point, being an angle corner for this tract;

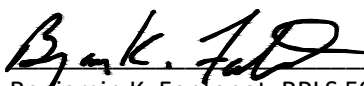
**Thence** South 89°45'40" West, along North line of said FM No. 1766 highway, a distance of 154.43 Feet to a point, being an angle corner for this tract;

**Thence** South 88°17'13" West, along North line of said FM No. 1766 highway, a distance of 204.99 Feet to a ½ -inch iron pipe found at a fence corner situated in the said Tolbert Survey, being the Southeast corner for called 290.48-acre tract, being the Southwest corner for said called 7-acre tract, the same for this tract;

**Thence** North 2°52'14" West, along an old fence line, a distance of 652.57 Feet to a ½-inch square pin found at a fence corner, being an angle corner for said called 290.48-acre tract, being the Northwest corner for said called 7-acre tract, the same for this tract;

**Thence** South 70°27'05" East along said fence, a distance of 605.98 Feet to the **POINT OF BEGINNING**; said described tract containing 6.99 Acres, more or less.

*NOTE: This metes and bounds legal description has been prepared based on a Plat of Survey on this date  
Bearings and distances are based on State Plane Coordinate System, TXNC, NAD83, Grid.*

 12/06/2022  
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