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LLP'S Firm No. 10191253

**METES AND BOUNDS DESCRIPTION OF
5.17 ACRES
SAMUEL NESBITT SURVEY, A-804
CASS COUNTY, TEXAS**

Being 5.17 acres of land situated in the Samuel Nesbitt Survey, A-804, Cass County, and being all of a called 5.15 acre tract described in a deed to Jose A. Matos recorded in Instrument No. 2017001743 of the Cass County Official Public Records (CCOPR), said 5.17 acre tract being more particularly described by metes and bounds as follows as shown on the plat prepared by MTX Surveying, LLC on file as Job No. 18-243. (Bearing Basis: SPC Texas North Central 4202, NAD83, GRID):

BEGINNING at a point in County Road 2592 at the northeast corner of this tract, same being the southeast corner of a called 5.15 acre tract described in a deed to Delores Rushey recorded in Instrument No. 2017001334 (CCOPR), from which a 1/2" iron rod with plastic cap stamped "Hampton" found bears N 02° 15' 19" W, 874.88 feet;

THENCE S 01° 51' 41" E, along County Road 2592, 291.60 feet to a point at the northeast corner of a called 5.15 acre tract described in a deed to Jimmy L. McCracken recorded in Volume 1079, Page 234 of Cass County Real Property Records (CCRPR), from which a 1/2" iron rod found for a reference to the southeast corner of said 5.15 acre McCracken tract bears S 03° 38' 45" W, 292.67 feet;

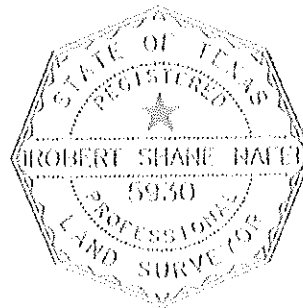
THENCE S 87° 48' 33" W, along the common line between said 5.15 acre Matos tract and said 5.15 acre McCracken tract, at 27.69 feet pass a 1/2" iron rod found for reference and continuing on for an overall total distance of 771.64 feet to a 1/2" iron rod found at the north west corner of said 5.15 acre McCracken tract and at the point of intersection with the east line of a called 22.3106 acre tract described in a deed to Claude Wayne Keener recorded in Volume 911, Page 110 (CCRPR);

THENCE N 01° 51' 44" W along the common line between said 5.15 acre Matos tract and said 22.3106 acre tract, passing the northeast corner of said 22.3106 acre tract, same being the southeast corner of a called 48 acre TRACT NO. 2 described in a deed to Claude Wayne Keener recorded in Volume 1026, Page 339 (CCRPR) and continuing on with the most southern east line of said 48 acre tract an overall total distance of 291.61 feet to a 1/2" iron rod found at the southwest corner of said 5.15 acre Rushey tract;

THENCE N 87° 48' 34" E, along the common line between said 5.15 acre Matos tract and said 5.15 acre Rushey tract, at 741.64 feet pass a 1/2" iron rod with plastic cap stamped "MTX Surveying", set for reference and continuing on for an overall total distance of 771.64 feet to the **PLACE OF BEGINNING** and containing 5.17 acres of land, more or less, and 0.23 acres of said 5.17 acre tract lying within apparent County Road right of way.

I, Robert Shane Nafe, Registered Professional Land Surveyor No. 5930, do hereby certify that these field notes were prepared from an actual survey made on the ground, under my supervision, during the month of June 2018.

 7/13/2018
Robert Shane Nafe Date
Registered Professional Land Surveyor
Texas Registration No. 5930
Job No. 18-243



CCCR - Cass County Official Public Records
CCDR - Cass County Deed Records
CCFR - Cass County Real Property Records

