



METES AND BOUNDS DESCRIPTION 28.439 ACRES

All that certain tract or parcel containing 28.439 acres of land in the **John B. Simmons Survey, A-950, Cass County, Texas**, being all of the residue of a tract which was called 62.35 acres conveyed from Robert B. Hightower, et ux to Niki Hightower Reaves, by an instrument of record in Clerks File #2019001918, Cass County Official Public Records (CCOPR), said 28.439 acres being more particularly described as follows and shown on the plat prepared by 360 Surveying as Job Number 2403-053, (Bearing Basis: State Plane Coordinates, Texas North Central 4202, NAD83, GRID)

BEGINNING at a 5/8" iron rod found (**N: 7,027,660.47, E: 3,204,651.11**) for southeast corner, being the southeast corner of said Residue Tract and southwest corner of a tract which was called 65.98 acres conveyed from Billie Carol Williams, Independent Executrix to Samuel B. Collins, et ux, by an instrument of record in Volume 1208, Page 866, CCOPR, lying in the north right of way (R-O-W) line of County Road 1617 (CR 1617);

THENCE S86°41'19"W, 573.91 feet along the south line of said Residue Tract, a tract which was called 121.956 acres conveyed from Vickie Lynn Ward to Freddie Joe Ward, by an instrument of record in Volume 1176, Page 504, CCOPR and partially with the said north R-O-W line of said CR 1617 to a 1" iron pipe found (**N: 7,027,627.32, E: 3,204,078.16**) for southwest corner, being the southwest corner of said Residue Tract and an interior corner of said 121.956 acre tract;

THENCE N02°53'28"W, 1,456.52 feet along the common line of said Residue Tract and said 121.956 acre tract to a 1/2" iron rod found (**N: 7,029,081.98, E: 3,204,004.69**) for an angle point, being an angle point of said Residue Tract, northeast corner of said 121.956 acre tract and southeast corner of a tract which was called 98.323 acres conveyed from Vickie Lynn Ward to Freddie Joe Ward, by an instrument of record in Volume 1176, Page 504, CCOPR;

THENCE N02°28'24"W, 721.88 feet along the common line of said Residue Tract and said 98.323 acre tract to a 5/8" iron rod set (**N: 7,029,803.19, E: 3,203,973.54**) for northwest corner, being the northwest corner of said Residue Tract and southwest corner of a tract which was conveyed from Robert Hightower, et ux to Freddie J. Ward (Ward Tract), by an instrument of record in Clerks File #2023006494, CCOPR, from which a 1/2" iron rod found for northwest corner of said Ward Tract bears: N02°29'09"W, 1,543.44 feet;

THENCE N87°19'07"E, 601.68 feet along the common line of said Residue Tract and said Ward Tract to a 1/4" iron rod found (**N: 7,029,831.33, E: 3,204,574.56**) for northeast corner, being the northeast corner of said Residue Tract and northwest corner of said 65.98 acre tract;

THENCE S02°01'10"E, 2,172.22 feet along the common line of said Residue Tract and said 65.98 acre tract to the **PLACE OF BEGINNING, CONTAINING A GROSS ACREAGE OF 29.439 ACRES** of land, more or less.
SAVE AND EXCEPT THE FOLLOWING 1.000 ACRE TRACT:

All that certain tract or parcel containing 1.000 acre of land in the **John B. Simmons Survey, A-950, Cass County, Texas**, being a portion of the residue of a tract which was called 62.35 acres conveyed from Robert B. Hightower, et ux to Niki Hightower Reaves, by an instrument of record in Clerks File #2019001918, Cass County Official Public Records (CCOPR), said 1.000 acre being more particularly described as follows and shown on the plat prepared by 360 Surveying as Job Number 2403-053, (Bearing Basis: State Plane Coordinates, Texas North Central 4202, NAD83, GRID)



BEGINNING at a 4X4 wood fence corner post found (N: 7,028,716.48, E: 3,204,312.98) for southeast corner, from which a 5/8" iron rod found for southeast corner of said Residue Tract bears: S17°45'17"E, 1,108.82 feet;

THENCE S87°27'25"W, 181.91 feet crossing said Residue Tract to a 5/8" iron rod set (N: 7,028,708.41, E: 3,204,131.25) for southwest corner, from which a 1" iron pipe found for southwest corner of said Residue Tract bears: S02°48'42"W, 1,082.39 feet;

THENCE N02°52'08"W, 287.27 feet continuing across said Residue Tract to a 5/8" iron rod set (N: 7,028,995.32, E: 3,204,116.87) for northwest corner, from which a 5/8" iron rod set for northwest corner of said Residue Tract bears: N10°03'38"W, 820.49 feet;

THENCE N87°07'52"E, 120.81 feet continuing across said Residue Tract to a 5/8" iron rod set (N: 7,029,001.36, E: 3,204,237.53) for northeast corner, from which a 1/4" iron rod found for northeast corner of said Residue Tract bears: N22°06'02"E, 895.79 feet;

THENCE S14°50'03"E, 294.71 feet continuing across said Residue Tract to the **PLACE OF BEGINNING**, containing **1.000 acre** of land, more or less. **LEAVING A TOTAL NET ACREAGE OF 28.439 ACRES, MORE OR LESS**

SUBJECT TO THE FOLLOWING DESCRIBED 0.889 ACRE, 30' ACCESS EASEMENT:

All that certain tract or parcel containing 0.889 acre of land in the **John B. Simmons Survey, A-950, Cass County, Texas**, being over, along and across the residue of the following tract which was called residue of a tract which was called 62.35 acres conveyed from Robert B. Hightower, et ux to Niki Hightower Reaves, by an instrument of record in Clerks File #2019001918, Cass County Official Public Records (CCOPR), said 0.889 acre being more particularly described as follows and shown on the plat prepared by 360 Surveying as Job Number 2403-053, (Bearing Basis: State Plane Coordinates, Texas North Central 4202, NAD83, GRID)

COMMENCING FOR REFERENCE at a 5/8" iron rod found (N: 7,027,660.47, E: 3,204,651.11) for southeast corner, being the southeast corner of said Residue Tract and southwest corner of a tract which was called 65.98 acres conveyed from Billie Carol Williams, Independent Executrix to Samuel B. Collins, et ux, by an instrument of record in Volume 1208, Page 866, CCOPR, lying in the north right of way (R-O-W) line of County Road 1617 (CR 1617);

THENCE S86°41'19"W, 362.92 feet along the south line of said Residue Tract, said north R-O-W line of CR 1617 and a tract which was called 121.956 acres conveyed from Vickie Lynn Ward to Freddie Joe Ward, by an instrument of record in Volume 1176, Page 504, CCOPR to a point (N: 7,027,639.50, E: 3,204,288.79) for southeast corner and the **PLACE OF BEGINNING** of the tract described herein;

THENCE S86°41'19"W, 39.49 feet continuing along said common line to a point (N: 7,027,637.22, E: 3,204,249.37) for beginning of a curve, from which a 1" iron pipe found for southwest corner of said Residue Tract bears: S86°41'19"W, 171.50 feet



THENCE departing CR 1617, the following five (5) calls crossing said Residue Tract:

1. 101.73 feet along the arc of a curve to the **right**, (Delta= 29°56'17", Radius= 194.70 feet, Chord= N24°57'36"W, 100.58 feet), to a point (N: 7,027,728.41, E: 3,204,206.93) for end of curve;
2. N06°12'08"W, 155.75 feet to a point (N: 7,027,883.25, E: 3,204,190.10) for beginning of a curve;
3. 143.93 feet along the arc of a curve to the **left**, (Delta= 25°48'21", Radius= 319.57 feet, Chord= N19°06'18"W, 142.72 feet), to a point (N: 7,028,018.11, E: 3,204,143.39) for reverse curve;
4. 232.21 feet along the arc of a curve to the **right**, (Delta= 22°01'29", Radius= 604.07 feet, Chord= N20°59'45"W, 230.78 feet), to a point (N: 7,028,233.56, E: 3,204,060.70) for end of curve;
5. N07°29'08"W, 164.13 feet to a point (N: 7,028,396.30, E: 3,204,039.32), lying in the common line of said Residue Tract and said 121.956 acre tract;

THENCE N02°53'28"W, 377.21 feet along the common line of said Residue Tract and said 121.956 acre tract to a point (N: 7,028,773.02, E: 3,204,020.30) for beginning of a curve;

THENCE 70.98 feet along the arc of a curve to the **right** crossing said Residue Tract, (Delta= 48°59'51", Radius= 83.00 feet, Chord= N39°50'47"E, 68.84 feet), to a point (N: 7,028,825.87, E: 3,204,064.40) for end of curve;

THENCE N63°27'53"E, 66.48 feet continuing across said Residue Tract to a point (N: 7,028,855.57, E: 3,204,123.88) for northeast corner, lying in the west line of a 1.000 acre tract, surveyed this day;

THENCE S02°52'08"E, 32.75 feet continuing across said Residue Tract with the west line of said 1.000 acre tract to a point (N: 7,028,822.86, E: 3,204,125.51) for a southeast corner;

THENCE the following eight (8) calls crossing said Residue Tract:

1. S63°27'53"W, 53.58 feet to a point (N: 7,028,798.92, E: 3,204,077.58) for beginning of a curve;
2. 41.24 feet along the arc of a curve to the **left**, (Delta= 44°34'41", Radius= 53.00 feet, Chord= S42°16'38"W, 40.20 feet), to a point (N: 7,028,769.17, E: 3,204,050.53) for end of curve;
3. S02°53'28"E, 370.63 feet to a point (N: 7,028,399.01, E: 3,204,069.22);
4. S07°29'08"E, 162.26 feet to a point (N: 7,028,238.13, E: 3,204,090.36) for beginning of a curve;
5. 220.03 feet along the arc of a curve to the **left**, (Delta= 21°57'37", Radius= 574.07 feet, Chord= S21°01'41"E, 218.68 feet), to a point (N: 7,028,034.01, E: 3,204,168.83) for reverse curve;
6. 157.44 feet along the arc of a curve to the **right**, (Delta= 25°48'21", Radius= 349.57 feet, Chord= S19°06'18"E, 156.12 feet), to a point (N: 7,027,886.49, E: 3,204,219.93);
7. S06°12'08"E, 154.72 feet to a point (N: 7,027,732.68, E: 3,204,236.64) for beginning of a curve;
8. 108.74 feet along the arc of a curve to the **left**, (Delta= 37°49'43", Radius= 164.70 feet, Chord= S29°14'09"E, 106.78 feet), to the **PLACE OF BEGINNING**, containing 0.889 acre of land, more or less.



Misty J. Clark
 Misty J. Clark, RPLS 6656
 April 17, 2024