

METES AND BOUNDS DESCRIPTION
28.000 ACRES

All that certain tract or parcel containing 28.000 acres of land in the J. H. Callison Survey, A-234, Cass County, Texas, being a portion of a tract which was called 40.63 acres and conveyed from Randall Lee Putman to Gary Haltom Sikes, et ux, by an instrument of record in County Clerk's File #2016002212, of the Cass County Official Public Records, (CCOPR), said 28.000 acres being more particularly described by metes and bounds as follows, and as shown on the survey plat prepared as a part of this professional service, by Johnson & Pace Incorporated under Job # 5802-003, basing bearings on the Texas Coordinate System of 83, (NAD 83) North Central Zone, to wit:

BEGINNING at a 5/8" iron rod found for northwest corner, being the northwest corner of said 40.63 acre tract, lying in the approximate centerline of County Road 2993, a public road, in the west line of said Callison Survey, and common east line of the W. Dobbs Survey, A-284, and a tract which was called 293.631 acres and conveyed from Janet Connor Zimmer, Independent Executrix to James T. Conner, Jr., by an instrument of record in County Clerk's File #2012000264, CCOPR;

THENCE N62°36'32"E, 66.64 feet, along the north line of said 40.63 acre tract and along the approximate centerline of said County Road, to a PK nail set for most northerly northeast corner, from which a 5/8" iron rod set for reference bears: S01°36'13"E, 30.00 feet;

THENCE departing County Road 2993, S01°36'13"E, 959.38 feet, crossing said 40.63 acre tract to a 5/8" iron rod set for interior corner;

THENCE N88°18'25"E, 513.28 feet, continuing across said 40.63 acre tract to a 5/8" iron rod set for easterly northeast corner, lying in the common east line of said 40.63 acre tract and said Callison Survey, and in the common west line of the J. Blanton Survey, A57, and a tract which was called 106.49 acres and conveyed from Donald R. Smith, et ux, to Yolanda Purdon, by an instrument of record in County Clerk's File #2020004016, CCOPR;

THENCE S01°44'15"E, 2,020.00 feet, along the common line of said Callison Survey, said Blanton Survey, said 40.63 acre tract and said 106.49 acre tract to a 1 1/2" iron rod in a 4" iron pipe found for southeast corner, being the southeast corner of said 40.63 acre tract, being the southeast corner of said 40.63 acre tract and southwest corner of said 106.49 acre tract, lying in the north line of the T. W. Bundick Survey, A-118, and a tract which was called 206.37 acres and conveyed from James Henderson, et ux, to International Paper Company, by an instrument of record in Volume 321, Page 417, of the Cass County Deed Records, (CCDR);

THENCE S88°27'15"W, 582.99 feet, along the common line of said Callison Survey, said Bundick Survey, said 40.63 acre tract and said 206.37 acre tract to a 1 1/2" iron rod in 4" Iron pipe found for southwest corner, being the southwest corner of said 40.63 acre tract and said Callison Survey, and northwest corner of said Bundick Survey and said 206.37 acre tract, lying in the east line of said Dobbs Survey;

THENCE N00°24'29"W, 238.71 feet, along the common line of said 40.63 acre tract, said Callison Survey and said Dobbs Survey, to a 7" wood post found for angle corner, being the southeast corner of said 293.631 acre tract;

THENCE N01°36'13"W, 2,710.34 feet, along the common line of said Callison Survey, said Dobbs Survey, said 40.63 acre tract and said 293.631 acre tract to the PLACE OF BEGINNING, containing 28.000 acres of land, more or less;



Bruce K. Rucker
Professional Land Surveyor
Texas Registration No. 6169



Compiled By:
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Engineering • Architecture • Surveying
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