

KNOX & ASSOCIATES

*Surveying, Cartography
& Septic System Inspection*
267 CO RD 4798
Atlanta, Texas 75551



Phone/Fax: (903) 796-3906
Email: KnoxAsso@AOL.com

Barbara F. Burnham
P.O. Box 1319
Linden, TX 75563

Job No. 1266

LEGAL DESCRIPTION of a 46.393 Acre Tract A. D. Duncan Survey, A-251 Cass Co., TX

All that certain 46.393 Acre tract of land in the A. D. Duncan Survey, A-251 in Cass Co., TX. Being all of the residue of Tract I and Tract II as conveyed to Dan T. Chambers, Jr. et ux. by Warranty Deed recorded in Vol. 1021, Pg. 380 and all of the residue of a 13.30 Acre tract conveyed to Dan T. Chambers, Jr. et ux. by Warranty Deed recorded in Vol. 1023, Pg. 107, all in the Real Property Records of Cass Co., TX, said 46.393 Acre tract of land is described by metes and bounds as follows:

BEGINNING at a 1/2" Rebar w/Cap found in the East line of U. S. Hwy. No. 59 for the Northwest corner of the residue of a 16.008 Acre tract of land conveyed to James C. Walker by Warranty Deed recorded in Vol. 895, Pg. 824, the Southwest corner of the residue of said 13.30 Acre tract, the West Southwest corner of this described tract;

THENCE: With said East line the following courses: N 17°39'57" W (Basis of Bearing Solar Observation), 229.04' to a found Ty. II Marker; N 07°09'14" W, 399.71' to a found Ty. II Marker; N 00°39'58" W, 312.04' to a found Ty. II Marker; N 62°46'48" E, 133.12' to a found Ty. II Marker and N 07°18'17" W, 22.41' to a Railroad Spike set in the center of Co. Rd. #1757 for the Northwest corner of the residue of said Tract II, the Northwest corner of this described tract;

THENCE: N 82°20'54" E, 1374.24' along a line, and generally with said road, to a Railroad Spike set on the South edge of said road for the Northwest corner of a 5 Acre tract conveyed to Roxie Hoffman by Warranty Deed recorded in Vol. 809, Pg. 274, the North Northeast corner of the residue of said Tract I and of this described tract;

THENCE: S 00°59'15" E, at 20.00' pass a 1/2" Rebar set on the South side of said road for reference, continuing a total distance of 622.01' along a line to a 3/8" Iron Rod found for the Southwest corner of said 5 Acre tract, an interior corner of said Tract I and this described tract;

THENCE: N 89°00'45" E, 323.54' along a line to a 3/8" Iron Rod found for the South Southeast corner of said 5 Acre tract, an interior corner of said Tract I and of this described tract;

THENCE: N 01°11'01" W, 469.99' along a line to a 40d Nail found for an interior corner of said 5 Acre tract, an ell corner of said Tract I and of this described tract;

THENCE: N 89°00'45" E, 50.00' along a line to a Railroad Spike set near the center of said road for the East Southeast corner of said 5 Acre tract, the East Northeast corner of said Tract I and of this described tract, from which a 1/2" Rebar found at a cross-tie for the Northeast corner of said 5 Acre tract bears N 00°35'04" W, 210.48';

THENCE: S 00°52'24" E, 830.93' along a line and generally along a fence to a 1/2" Rebar found at a fence corner post for the Southwest corner of a 20.62 Acre tract of land conveyed to Michael H. Thayer by Warranty Deed recorded in Vol. 752, Pg. 86, the Northwest corner of a 150.86 Acre tract of land conveyed to Plum Creek Southern Timber LLC by Warranty Deed recorded in Vol. 1147, Pg. 740;

THENCE: S 00°42'05" W, 545.98' along a fence to a 1/2" Rebar found at a fence corner post for the Northeast corner of the First Tract, a 54.96 Acre tract of land conveyed to Alton D. McWaters et ux. by Warranty Deed recorded in Vol. 971, Pg. 304, the Southeast corner said Tract I and of of this described tract;

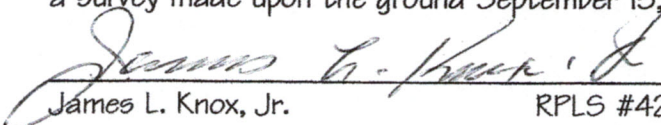
THENCE: S 69°03'17" W, 622.62' along a fence to a 1/2" Rebar found at a cross-tie fence corner post for the Southeast corner of the residue of Tract Two, a 6.286 Acre tract of land conveyed by said Deed, the Southwest corner of said Tract I, the South Southwest corner of this described tract;

THENCE: N 08°27'25" W, 236.94' along a fence to a 1/2" Rebar found at a cross-tie fence corner post for the Northeast corner of said residue, the Southeast corner of said Walker tract;

THENCE: N 08°29'09" W, 482.53' along a line to a 1/2" Rebar found for the Northeast corner of said Walker tract, the Southeast corner of said 13.30 Acre tract, an interior corner of this described tract;

THENCE: S 81°20'08" W, 1059.67' along a line to the Point of Beginning, containing 46.393 Acres of land, more or less.

James L. Knox, Jr., do hereby certify that this Legal Description is true and correct according to a survey made upon the ground September 15, 2006.


James L. Knox, Jr. RPLS #4214





KNOX & ASSOCIATES

*Surveying, Cartography
& Septic System Inspection*
267 CO RD 4798
Atlanta, Texas 75551



Phone/Fax: (903) 796-3906
Email: KnoxAsso@AOL.com

November 21, 2006

Barbara F. Burnham Job 1266
P.O. Box 1319
Linden, TX 75563

Date	Description	Amount
09/15-11/17/06	14.5Hr. Field @ \$90/Hr.	\$1305.00
09/15-11/21/06	12.0 Hr. Office @ \$35/Hr.	420.00
	Deed Research, Plat and Legal Description	
	Sales Tax	142.31
	Total	\$1867.31