

200 50 0 200 400

SCALE IN FEET
1" = 200'



R. HENDERSON SURVEY
A-488

CALLED 7.086 AC.
VOL. 1065, PG. 327

CALLED 90 1/3 AC.
VOL. 1169, PG. 22

EAST
(Bearing Base)

1289.04'

S 89°49'28" E 1008.08'

COUNTY ROAD 2701
1374.65'
S 00°10'00" W

CALLLED 10.152 AC.
VOL. 1001, PG. 043

TRACT 2
CALLED 59.04 ACRES
VOL. 1252, PG. 595
O.P.R.C.CO.,TX.

128.35 ACRES

DELTA = 4°33'57"
RADIUS = 5680.38'
TANGENT = 226.45'
LENGTH = 452.66'
CHORD = N 01°04'44" W
452.55'

TRACT 1
CALLED 52.708 ACRES
VOL. 1252, PG. 595
O.P.R.C.CO.,TX.

F M HIGHWAY 161

CITY LIMITS SIGN

TRACT 3
CALLED 21.30 ACRES
VOL. 1252, PG. 595
O.P.R.C.CO.,TX.

CALLLED 3.89 AC.
VOL. 969, PG. 877

DELTA = 21°07'00"
RADIUS = 761.97'
TANGENT = 142.03'
LENGTH = 280.83'
CHORD = S 04°13'37" W
279.24'

TRACT 5
CALLED 11.01 ACRES
VOL. 1252, PG. 595
O.P.R.C.CO.,TX.

CALLLED 5.69 AC.
DOC. NO. 2008001454

CALLLED 4.015 AC.
VOL. 677, PG. 712

CALLLED 5.563 AC.
VOL. 1228, PG. 23

L. MARTIN SURVEY
A-698

CALLLED 4 AC.
VOL. 511, PG. 298

S 89°30'02" W
198.28'

CALLLED 2.964 AC.
VOL. 1150, PG. 526

CALLLED 4 AC.
VOL. 1120, PG. 385

CALLLED 3 1/2 AC.
VOL. 1052, PG. 591

Bearings based on the record bearing of the SBL Vol. 1065, Pg. 327
See field notes to accompany plat.

I, Chris E. Griffith, Registered Professional Land Surveyor, State of Texas, do hereby
certify that this plat represents a survey made on the ground under my supervision
during the month of August, 2009.

GIVEN UNDER MY HAND & SEAL, this the 17th day of August, 2009

Chris E. Griffith
Registered Professional Land Surveyor
State of Texas No. 4846



PLAT OF SURVEY

SHOWING

128.35 ACRES

SITUATED IN THE

L. MARTIN SURVEY, ABST. NO. 698
CASS COUNTY, TEXAS

GRIFFITH SURVEYING CO., LLC

607 AVENUE B LONGVIEW, TEXAS 75804
(909) 295-1560 (903) 295-1570 FAX

JOB NO. 09-032

DATE: AUGUST 17, 2009

Griffith Surveying Co., LLC
607 AVENUE B
LONGVIEW, TX 75604
PH: 903-295-1560 FAX: 903-295-1570
EMAIL: chris@gsco-rpls.com

August 17, 2009
FIELD NOTES FOR 128.35 ACRES OF LAND

BEING 128.35 acres of land situated in the L. Martin Survey, Abstract 698, Cass County, Texas and being all of those certain tracts described as Tracts 1 through 5 conveyed to Alton Rape and Jim Heath and recorded in Volume 1252, page 595 of the Official Public Records of Cass County, Texas; said 128.35 acres of land to be more particularly described by metes and bounds as follows:

BEGINNING at a 3 inch by 3 inch square tube found for the Northwest corner of the above referenced Tract 1 and the Southwest corner of a called 7.086 acre tract as recorded in Volume 1065, Page 327 of said public records and being in the East right-of-way line of FM Highway 161 and also being in the South line of the R. Henderson Survey, Abstract 488 and the North line of said Martin Survey;

THENCE East with the North boundary line of said Tract 1 and Martin Survey and the South boundary line of said 7.086 acre tract and said Henderson Survey passing the Northeast corner of said Tract 1 and the Northwest corner of the above referenced Tract 2 and continuing a total distance of 1289.04 feet to a ½ inch iron rod found for the Southeast corner of said 7.086 acre tract and the Southwest corner of a called 90 1/3 acre tract as recorded in Volume 1169, Page 22 of said public records;

THENCE South 89°49'28" East, a distance of 1008.08 feet with the North boundary line of said Tract 2 and said Martin Survey and the South boundary line of said 90 1/3 acre tract and said Henderson Survey to a ½ inch iron rod set for the Northeast corner of said Tract 2 and the Northwest corner of a called 10.152 acre tract as recorded in Volume 1001, Page 043 of said public records;

THENCE South 00°10'00" West with a East boundary line of said Tract 2 and the West boundary line of said 10.152 acre tract passing several times the center of County Road 2170 and also passing a Southeast corner of said Tract 2 and the Northeast corner of the above referenced Tract 3 and continuing a total distance of 1374.65 feet to a ½ inch iron pipe found in the North right-of-way line of F M Highway 250 and being the South corner of said 10.152 acre tract and the Northeast corner of a called 3.89 acre tract as recorded in Volume 969, Page 877 of said public records;

THENCE North 85°46'13" West, a distance of 541.12 feet with the North boundary line of said 3.89 acre tract to a ½ inch iron rod set for the Northwest corner of said 3.89 acre tract;

THENCE South 05°20'31" West, a distance of 410.13 feet with the West boundary line of said 3.89 acre tract to a ½ inch iron rod set for the Southwest corner of said 3.89 acre tract;

THENCE North 88°28'30" East, a distance of 372.77 feet with the South boundary line of said 3.89 acre tract to a axle found for the Southeast corner of said 3.89 acre tract and being in the West right-of-way line of F M Highway 250 and in a curve to the left whose functions are as follows: An angle of 21°07'00", a radius of 761.97 feet, a tangent of 142.03 feet and whose chord

128.35 ACRES OF LAND – PAGE 2 OF 3

bears South 04°13'37" West, a distance of 279.24 feet;

THENCE in a Southwesterly direction with a East boundary line of said Tract 3 and the West right-of-way line of F M Highway 250 and said curve to the left passing the Southeast corner of said Tract 3 and the Northeast corner of the above referenced Tract 5 and continuing a total distance of 280.83 feet to a ½ inch iron rod set at the end of said curve;

THENCE South 05°45'00" East, a distance of 441.64 feet with a East boundary line of said Tract 5 and the West right-of-way line of F M Highway 250 to a ½ inch iron rod set for the Southeast corner of said Tract 5 and the Northeast corner of a called 5.69 acre tract as recorded in Doc. No. 2008001454 of said public records;

THENCE North 77°12'19" West, a distance of 988.67 feet with the South boundary line of said Tract 5 and the North boundary line of said 5.69 acre tract to a ½ inch iron pipe found for the Southwest corner of said Tract 5 and the Northwest corner of said 5.69 acre tract and being in a East boundary line of said Tract 2;

THENCE South 00°30'53" West with a East boundary line of said Tract 2 and the West boundary line of said 5.69 acre tract at a distance of 260.61 feet pass a 1 ½ inch iron pipe found for the Southwest corner of said 5.69 acre tract and the Northwest corner of a called 4.015 acre tract as recorded in Volume 677, Page 712 of said public records and at a distance of 520.08 feet pass a 1 inch iron pipe found for the Southeast corner of said 4.015 acre tract and the Northwest corner of a called 5.563 acre tract as recorded in Volume 1228, Page 23 of said public records and continuing a total distance of 841.80 feet to a ½ inch iron rod set for a Southeast corner of said Tract 2 and the Southwest corner of said 5.563 acre tract and being in the North boundary line of a called 3 ½ acre tract as recorded in Volume 1052, Page 591 of said public records;

THENCE 86°21'02 " West with a South boundary line of said Tract 2 and the North boundary line of said 3 ½ acre tract at a distance of 34.45 feet pass a ½ inch iron rod found for the Northwest corner of said 3 ½ acre tract and the Northeast corner of a called 4 acre tract as recorded in Volume 1120, Page 385 of said deed records and later passing the Southwest corner of said Tract 2 and the Southeast corner of said Tract 1 and continuing a total distance of 434.39 feet to a 3/8 inch iron rod found for the Northwest corner of said 4 acre tract and the Northeast corner of a called 2.964 acre tract as recorded in Volume 511, Page 298 of said public records;

THENCE South 89°30'02" West, a distance of 198.28 feet with the South boundary line of said Tract 1 and the North boundary line of said 2.964 acre tract to a ½ inch iron rod set for the Southeast corner of a called 4 acre tract as recorded in Volume 511, page 298 of said public records;

THENCE North 02°21'42" West, a distance of 417.64 feet to a ½ inch iron rod set for the Northeast corner of said 4 acre tract;

THENCE South 89°30'02" West, a distance of 417.64 feet with the North boundary line of said 4 acre tract to a ½ inch iron rod set for the Northwest corner of said 4 acre tract and being in the West boundary line of said Tract and the East right-of-way line of F M Highway 161;

THENCE with the West boundary line of said Tract 1 and the East right-of-way line of F M Highway 161 the following courses and distances: North 02°21'42" West, 691.63 feet; North 03°21'42" West, 874.94 feet to a ½

128.35 ACRES OF LAND – PAGE 3 OF 3

inch iron rod set at the beginning of a curve to the right whose functions are as follows: An angle of $04^{\circ}33'57''$, a radius of 5680.38 feet, a tangent of 226.45 feet and whose chord bears North $01^{\circ}04'44''$ West, a distance of 452.55 feet;

THENCE in a Northwesterly direction continuing with the West boundary line of said Tract 1 and the East right-of-way line of FM Highway 161 and with said curve to the right a distance of 452.66 feet to a $\frac{1}{2}$ inch iron rod set at the end of said curve;

THENCE North $01^{\circ}23'18''$ East, a distance of 620.64 feet with the West boundary line of said Tract 1 and the East right-of-way line of F M Highway 161 to the place of beginning and containing 128.35 acres of land.

See Plat To Accompany Field Notes.



**Chris E. Griffith
Registered Professional Land Surveyor
State of Texas No. 4846
Job No. 09-032**