

CR 1926-62
Legal Description
62.89 Acres

TRACT ONE:

All that certain tract or parcel of land situated in the E. Frazier HRS, A-351, 6 miles South 60 deg. East of the Town of Linden in Cass County, Texas;

BEGINNING at an iron stake for the Northeast corner of said tract being in the South line of the M. R. Hall HRS and at the Northwest corner of a 25 acre tract for E. C. Goodman;

THENCE South 487.39 feet to an iron pin in the South side edge of a county road for a corner;

THENCE N 50 deg. 36' W 210.5 ft. to a point;

THENCE N 64 deg. 42' W 239.0 ft. with a county road to a point;

THENCE S 84 deg. 42' W 261.0 ft. with a county road to a point;

THENCE S 80 deg. 43' W 943.0 ft. with said road to a point;

THENCE N 27 deg. W 387.0 ft. with said road to a point;

THENCE N 58 deg. 52' W 167.98 ft. to a 1/2 inch iron pin for corner;

THENCE East 1888.18 ft. to the POINT OF BEGINNING and containing 13.42 acres of land, more or less.

This tract being a portion of the property described in that certain Warranty Deed dated 2 63, recorded in Vol. 450, Page 347, Deed Records of Cass County, Texas; and also being the same land described in that certain Warranty Deed dated the 1st day of March, 1976, from Flay C. Speer, individually and as attorney for the heirs of Elvay Speer Peterson, Deceased, et al, to George E. Bradshaw and Winston Sullivan, recorded Volume 582, Page 132, Deed Records of Cass County, Texas.

TRACT TWO:

All that certain tract or parcel of land situated in the E. Frazier HRS., A-351, 6 miles South 60 deg. East of the Town of Linden in Cass County, Texas;

BEGINNING at a point 487.39 ft. South from the Northwest corner of a 25 acre tract for E. C. Goodman;

THENCE South 962.05 feet to a 1/2 in. iron pin for a corner;

THENCE West 1892.08 ft. to a 1/2 in. iron pin for a corner;

THENCE N 0 deg. 09' E 1449.44 ft. to a 1/2 in. iron pin the South edge of a county road for corner;

THENCE S 58 deg. 52' E 167.98 ft. with a county road to a point;

THENCE S 27 deg. 25' E 387.0 ft. with said road to a point;

THENCE N 80 deg. 43' E 943.0 ft. with said road to a point;

THENCE N 84 deg. 42' E 261.0 ft. with said road to a point;

THENCE S 64 deg. 42' E 239.0 ft. with said road to a point;

THENCE S 50 deg. 36' E 210.5 ft. to the POINT OF BEGINNING and containing 49.47 acres of land, more or less.

This tract being a portion of the property described in that certain Warranty Deed dated 2 63, recorded in Vol. 450, Page 347, Deed Records of Cass County, Texas; and, also being the same land described in that certain Warranty Deed dated the 13th day of February, 1976, from Flay C. Speer, individually and as attorney for the heirs of Elvay Speer Peterson, Deceased, to George E. Bradshaw and Winston Sullivan, recorded Volume 582, Page 127, Deed Records of Cass County, Texas.