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Job 2025

LEGAL DESCRIPTION of a 4.993 Acre Tract

James Clark Survey A-172

Cass Co., TX

All that certain 4.993 Acre tract of land in the James Clark Survey, A-172 in Cass Co., TX. Being all of that same tract of land conveyed to Scott Ross by Warranty Deed with Vendor's Lien recorded in File 2007001384 of the Official Public Records of Cass Co., TX, said 4.993 Acre tract of land is more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" Rebar found at a fence corner post in the North line of F.M. Rd. No. 1841 for the Southwest corner of a 10 Acre tract of land conveyed to John D. Russell et ux. by Warranty Deed recorded in Vol. 806, Pg. 88, the Southeast corner of this described tract;

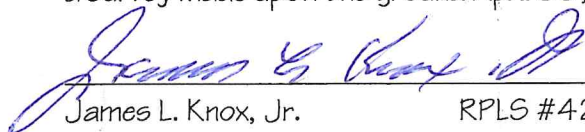
THENCE: N 65°08'44" W (Bearing Basis GPS Data), 346.33' along said North line to a 3/8" Rebar found for the Southeast corner of a 1.72 Acre tract of land conveyed to Andrew A. Bosler by Warranty Deed recorded in Vol. 583, Pg. 449, the Southwest corner of this described tract;

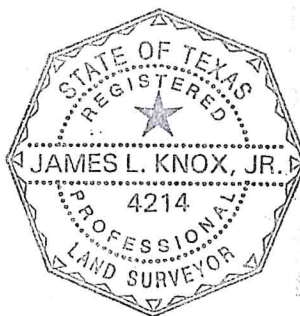
THENCE: N 01°08'10" E, 632.83' along a line and generally along a fence to a 1/2" Rebar set at a fence corner post for the Northeast corner of said Bosler tract, the Southeast corner of a 32.97 Acre tract of land conveyed to Gary D. Wright et ux. by Warranty Deed recorded in Vol. 723, Pg. 282, the Southwest corner of a 14.81 Acre tract of land conveyed to Gary D. Wright by Warranty Deed recorded in Vol. 1052, Pg. 189, the Northwest corner of this described tract;

THENCE: S 89°49'04" E, 301.49' along a fence to a 1/2" Rebar set at a fence corner post for the Southeast corner of said Wright tract, the Southwest corner of a 3.8 Acre tract of land conveyed to Deloris A. Smith Revocable Living Trust by Warranty Deed recorded in Vol. 1237, Pg. 692, the Northwest corner of said Russell tract, the Northeast corner of this described tract;

THENCE: S 00°01'00" E, 777.32' along a fence to the Point of Beginning, containing 4.993 Acres of land, more or less.

I, James L. Knox, Jr., do hereby certify that this
Legal Description is true and correct according to
a survey made upon the ground April 30, 2014.


James L. Knox, Jr. RPLS #4214



Y D. Wright et ux.
32.97 Acres
Vol. 723 Pg. 282

Gary D. Wright
14.81 Acres
Vol. 1052 Pg. 189

Deloris A. Smith Revocable Living Trust
3.6 Acres
Vol. 1237 Pg. 692

Andrew A. Bosler
1.72 Acres
Vol. 583 Pg. 449

John D. Russell et ux.
10 Acres
Vol. 806 Pg. 88

