

LEGAL DESCRIPTION

Being a lot, tract or parcel of land situated in the A. Williams Survey, Abstract No. 1147, Cass County, Texas, and being part of the remainder of that certain called 91.73 acre tract of land conveyed from Richard Koonce to Rapid Land Buyers LLC, by General Warranty Deed, as recorded in Instrument No. 2026002725, Official Public Records, Cass County, Texas, (Bearings and distances shown hereon are grid, U.S. Survey Feet, based upon the Texas State Plane Coordinate System, North American Datum 1983 (NAD83)(2011), Texas North Central Zone (4202), as derived from GNSS observation of an on-the-ground survey), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with an orange cap stamped (LEGACY SURVEYING) in a West line of the remainder of said 91.73 acre tract, and the Southwest corner of a 45.00 acre tract, surveyed out this same day, and said point being in an East line of State Highway No. 49 (a variable width right of way);

Thence, North 88 Degrees 28 Minutes 33 Seconds East, with a partition line common to said 45.00 acre tract, a distance of 1808.17 feet to a 3/8 inch iron rod found on the East side of County Road No. 1584, in the East line of the remainder of said 91.73 acre tract, and said point being the Southwest corner of said 2.602 acre tract, as conveyed to Elizabeth Nicholson, by deed as recorded in Volume 716, Page 45, Deed Records, Cass County, Texas, and the Northwest corner of a called 2.50 acre tract, as conveyed to Rea Jones, by deed as recorded in Instrument No. 2018000131, Official Public Records, Cass County, Texas, and said point being the Southeast corner of said 45.00 acre tract;

Thence, South 03 Degrees 59 Minutes 46 Seconds East, with a line common to the remainder of said 91.73 acre tract, and said 2.50 acre tract, passing a 1/2 inch iron rod found at a distance of 600.58 feet, at the Southwest corner of said 2.50 acre tract, continuing on for a total distance of 610.83 feet to a point for corner in Pruitt Lake Road and in a North line of a called 6.168 acre tract, as conveyed to Paul Denson et ux, by deed as recorded in Instrument No. 2022000567, Official Public Records, Cass County, Texas;

Thence, South 40 Degrees 39 Minutes 06 Seconds West, with a line common to the remainder of said 91.73 acre tract, said 6.168 acre tract, and said Pruitt Lake Road, a distance of 18.31 feet to a point for corner in said Pruitt Lake Road;

Thence, South 18 Degrees 46 Minutes 49 Seconds West, with a line common to the remainder of said 91.73 acre tract, said 6.168 acre tract, and said Pruitt Lake Road, a distance of 326.51 feet to a point for corner in said Pruitt Lake Road;

Thence, South 30 Degrees 03 Minutes 51 Seconds West, with a line common to the remainder of said 91.73 acre tract, said 6.168 acre tract, and said Pruitt Lake Road, passing the Southwest corner of said 6.168 acre tract, and continuing on for a total distance of 213.92 feet to a point for corner in said Pruitt Lake Road at the Southeast corner of the remainder of said 91.73 acre tract, and the Northeast corner of a called 7.7 acre tract, as conveyed to Richard Koonce, by deed as recorded in Instrument No. 2016001151, Official Public Records, Cass County, Texas;

Thence, South 88 Degrees 29 Minutes 34 Seconds West, with a line common to the remainder of said 91.73 acre tract, and said 7.7 acre tract, passing a 1/2 inch iron rod found with a cap at a distance of 48.22 feet, and continuing on for a total distance of 1555.36 feet to a type I concrete right of way monument found at the Southwest corner of the remainder of said 91.73 acre tract, and said point being on a North line of said 7.7 acre tract, and being in an East line of said State Highway No. 49, at the beginning of a curve to the right with a radius of 2764.79 feet, a delta angle of 07 Degrees 22 Minutes 18 Seconds, the chord of which bears North 06 Degrees 13 Minutes 01 Seconds West, for a chord distance of 355.47 feet, from said point a type I concrete right of way monument found, bears South 79 Degrees 52 Minutes 40 Seconds West, a distance of 25.46 feet;

Thence with said curve common to the remainder of said 91.73 acre tract, and said State Highway No. 49 an arc length of 355.71 feet to a type I concrete right of way monument found;

Thence, North 02 Degrees 27 Minutes 49 Seconds West, with a line common to the remainder of said 91.73 acre tract, and said State Highway No. 49, a distance of 757.64 feet to the Point of Beginning, and containing 45.11 acres of land.