

PROPOSED 30-FOOT-WIDE UTILITY EASEMENT - LEGAL DESCRIPTION

Being a 30-foot-wide utility easement 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 point for corner in the North line of a 45.11 acre tract, surveyed out this same day, and the South line of a 45.00 acre tract, surveyed out this same day, from said point 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 said 45.00 acre tract, the Northwest corner of said 45.11 acre tract, and said point being in an East line of State Highway No. 49 (a variable width right of way), bears South 88 Degrees 28 Minutes 33 Seconds West, a distance of 1724.34 feet;

Thence, North 88 Degrees 28 Minutes 33 Seconds East, with a common line to said 45.00 acre tract, and said 45.11 acre tract, a distance of 30.03 feet to a point for corner, from said point 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, and the Northeast corner of said 45.11 acre tract, bears North 88 Degrees 28 Minutes 33 Seconds East, a distance of 53.80 feet;

Thence, South 03 Degrees 59 Minutes 46 Seconds East, a distance of 310.05 feet to a point for corner;

Thence, South 86 Degrees 00 Minutes 14 Seconds West, a distance of 30.00 feet to a point for corner;

Thence, North 03 Degrees 59 Minutes 46 Seconds West, a distance of 311.35 feet to the Point of Beginning, and containing 0.21 acres of land.