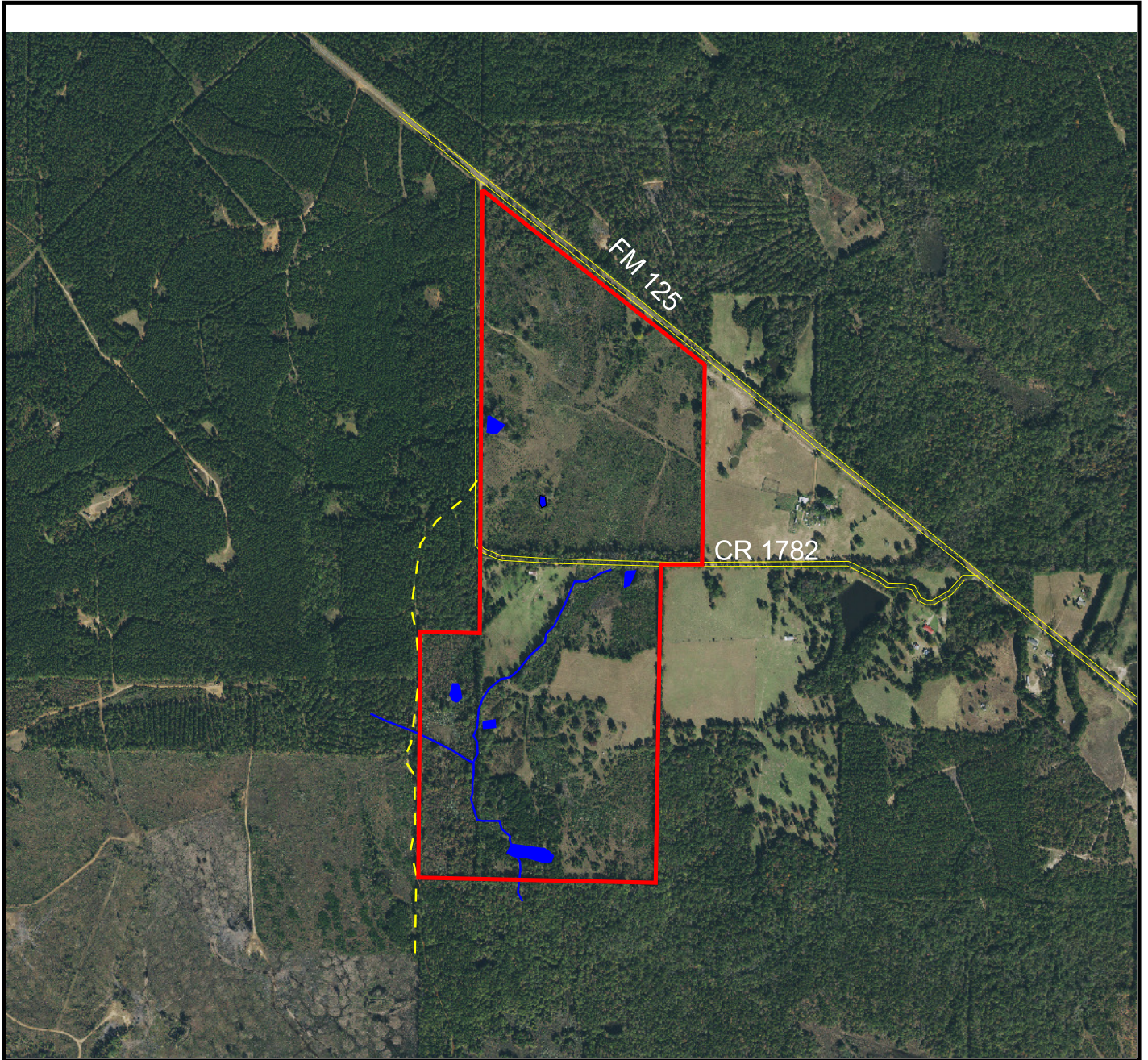




FM 125-225







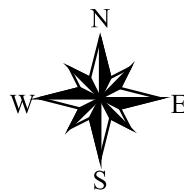
For Location Purposes Only

Map Legend

-  Pond
-  Building

225.625 Deed Acres

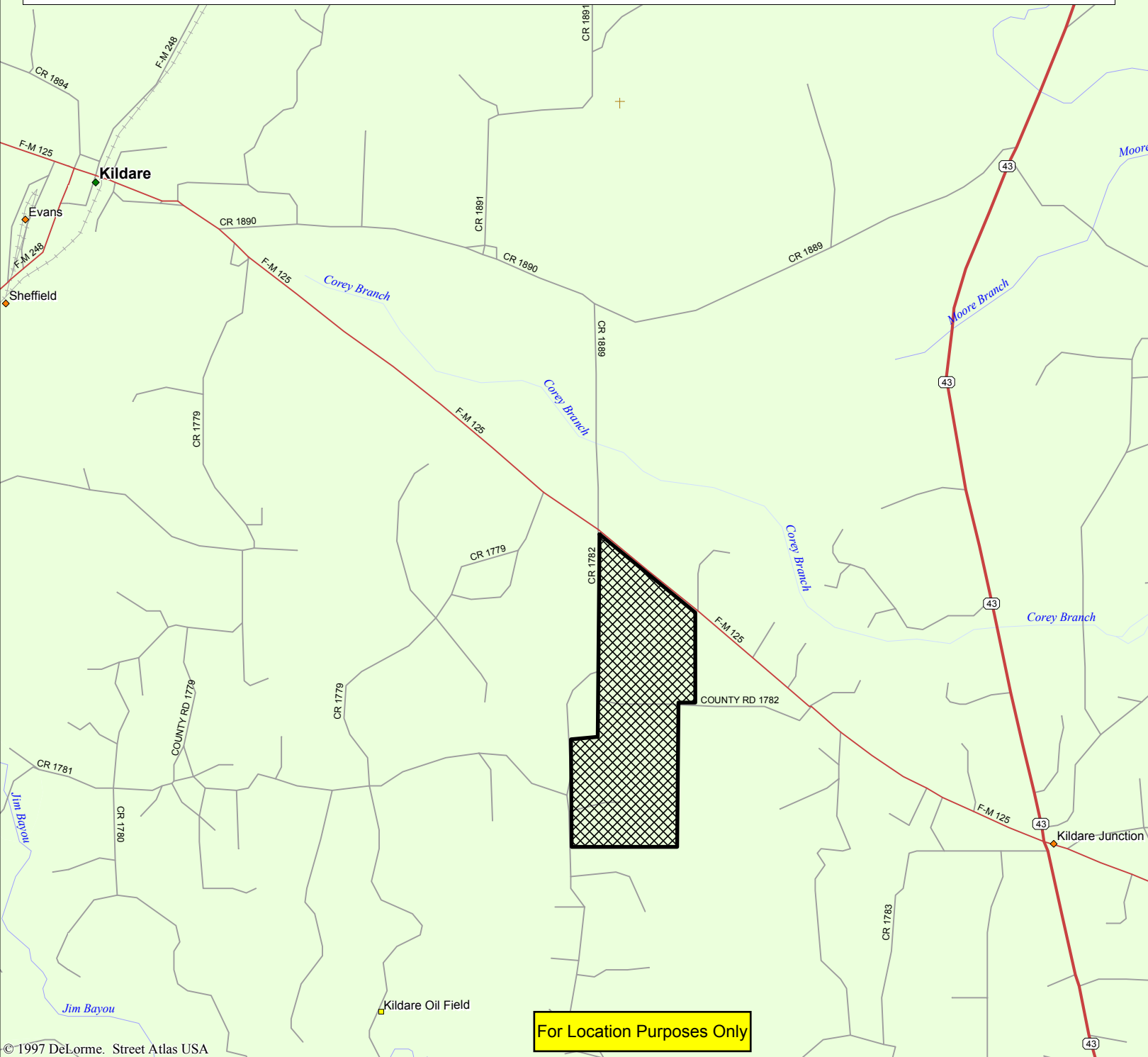
-  Improved Road
-  Woods Road
-  Creek
-  Highline or Pipeline



Landowner Information

Owner: **J. Patterson, H. Reams,
& A. Emanuel**
Survey: **834, 973, & 326 resp.**
Abstract: **834, 973, & 326 resp.**
County: **Cass Co., TX**
Date Prepared:
Prepared by: **Scott Hammett**
Source: **2018 DOQQ**
Scale: **1"=1520'**

FM 125-225 Tract



© 1997 DeLorme. Street Atlas USA

Mag 14.00
 Thu Feb 10 14:07 2022
 Scale 1:31,250 (at center)
 2000 Feet
 1000 Meters

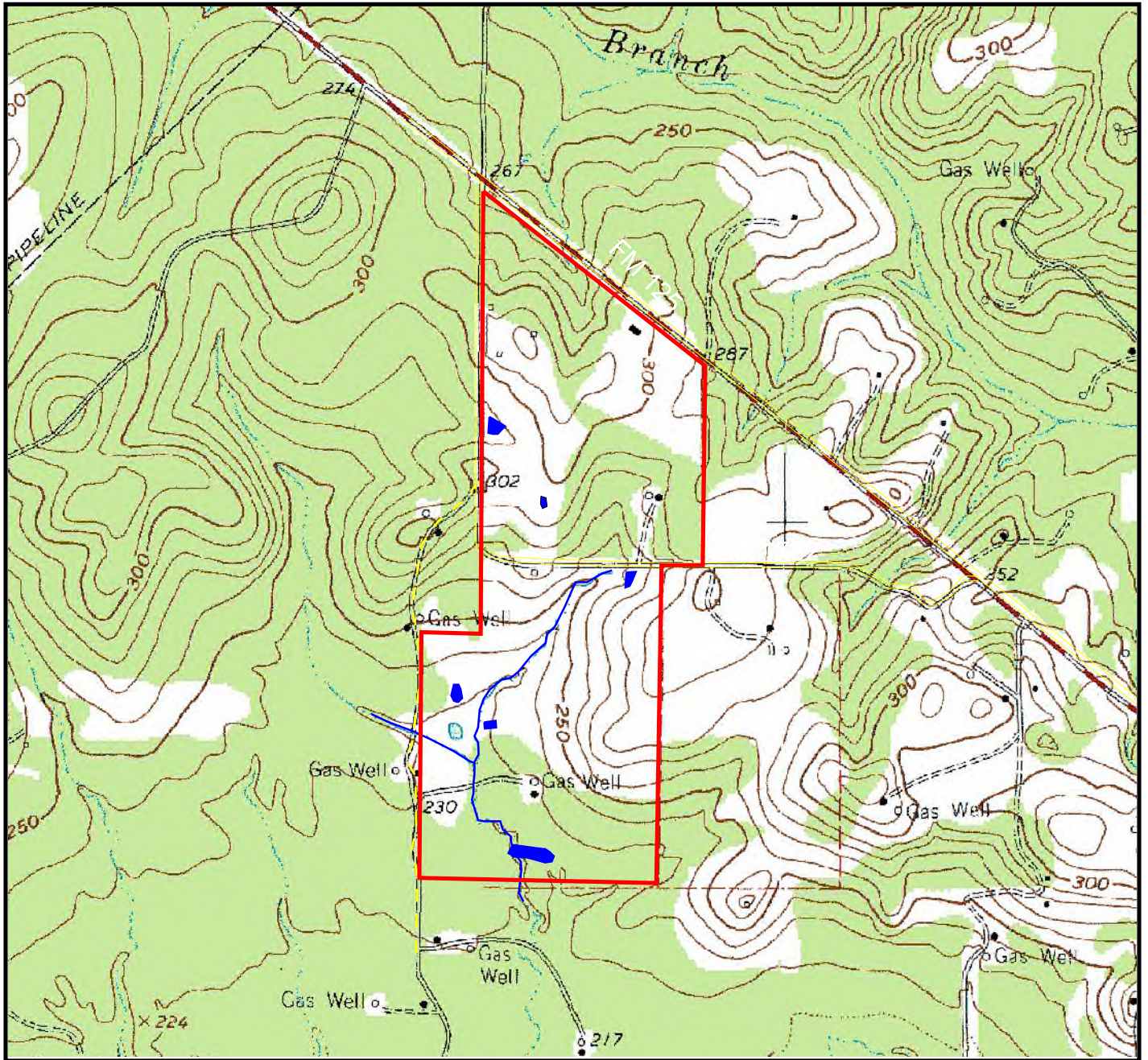
- Local Road
- Major Connector
- State Route
- Railroad
- Point of Interest
- Small Town
- Locale
- Cemetery
- Woodland
- River/Canal
- Intermittent River

From the intersection of TX Hwy 43 and FM 125 at Kildare Junction, take FM 125 northwest approximately 1.54 miles. Tract is on the south side of FM 125.

From the intersection of FM 248 North and FM 125 in Kildare, TX, take FM 125 southeast approximately 2.27 miles. Tract is on the south side of FM 125

East Texas Realty signs are on the tract.

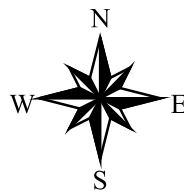
FM 125-225 Topographic Map



For Location Purposes Only

Map Legend

- Pond
 - Building
 - Improved Road
 - Woods Road
 - Creek
 - Highline or Pipeline
- 225.625 Deed Acres

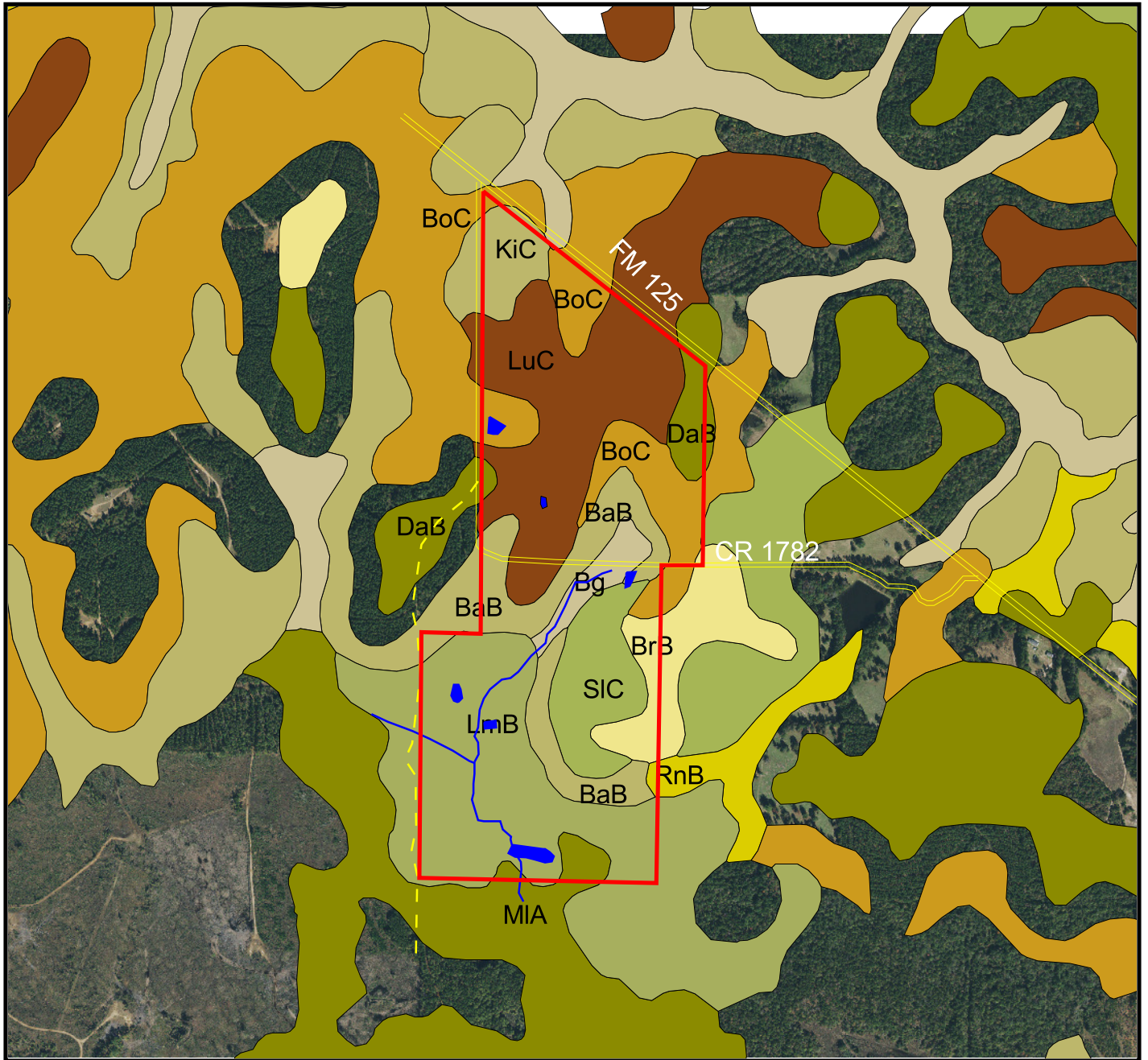


Landowner Information

Owner:	J. Patterson, H. Reams, & A. Emanuel
Survey:	834, 973, & 326 resp.
Abstract:	Cass Co., TX
County:	
Date Prepared:	
Prepared by:	Scott Hammett
Source:	USGS Topo
Scale:	1"=1520'

FM 125-225

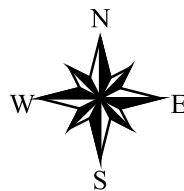
Soils Map



For Location Purposes Only

Map Legend

	Pond		
	Building		
	Improved Road		
	Woods Road		
	Creek		
	Highline or Pipeline		
		Soilmu_a_tx616.shp	
		BaB	Bernaldo
		Bg	Bibb
		BoC	Bowie
		BrB	Briley
		DaB	Darco
		KIC	Kirvin
		LmB	Latch-Mollville
		LuC	Lilbert
		MIA	Mollville
		RnB	Rentzel
		SIC	Sailes



Landowner Information

Owner:	J. Patterson, H. Reams, & A. Emanuel
Survey:	834, 973, & 326 resp.
Abstract:	834, 973, & 326 resp.
County:	Cass Co., TX
Date Prepared:	
Prepared by:	Scott Hammett
Source:	NRCS Soils Map
Scale:	1"=1520'

FM 125-225 Tract
Legal Descriptions

Tract 1

That portion of a 155 5/8 acre tract of land situated South of FM Road No. 125, said 155 5/8 acre tract of land being more particularly described as follows:

All that certain tract or parcel of land situated in the County of Cass, State of Texas, to wit: Being a part of the James B. Patterson Survey, Abstract No. 834:

BEGINNING at a stone in the middle of the road on the Northwest corner of Jos. B. Patterson 320 acre survey from which a pine bears S 20° E, 13 varas, marked C;

THENCE South with the West line of Patterson Survey, 1307 1/4 varas to a gum, stake on NW corner of the D. A. Smith 4 3/8 acre tract in the same survey,

THENCE East with the North line of D. A. Smith tract 672 varas a stake in the field on NE corner of same.

THENCE North 1307 1/4 varas to stake on the North boundary line of the Patterson Survey from which a post bears S 55° W, 17 varas marked X S C, a small pine bears N 35° W, 3 varas, marked X;

THENCE West with the North line of the Patterson Survey, 672 varas to the Place of Beginning, containing 155 5/8 acres, the same being a part of the 320 J. B. Patterson Survey, this conveyance being the portion situated South of F. M. Rd. No. 125, and containing 98.585 acres, more or less

TRACT 2:

Lots One and Two of the subdivision of the Howard Reams Survey, State Abstract NO. 973, and described as follows:

Beginning at the most Western South West corner of a 320 acre Survey in the name of Jas. B. Patterson, on the West boundary of a 1/2 League Survey for J. M. Watson; Thence South with the West boundary line of the Howard Reams Survey, at 898 varas the S.W. corner of same; Thence South 89-1/2 deg. East at 553-1/3 varas a stake; the S.W. corner of Lot 2, from which a sweet gum 8 inches in dia. brs. N 8 deg. W 3.3 vrs. mkd. 1, a pine 22 inches in dia. brs. N 15 deg. E 22.3 varas mkd. 2;

Thence South 89-1/2 deg. East with the North boundary of the Albert Emanuel Survey at 553-1/3 varas the S.W. corner of Lot 3, a stake from which a pine brs. N 47 deg. W 9 vrs. mkd. 2; a pine 14 inches in dia. brs. N 72 deg. E 5 vrs. mkd. 3;

Thence North with the West boundary of Lot 3 at 1008 varas the N. W. corner of same in South boundary of Jas. B. Patterson 320 acre survey, a stake from which a red oak 17 inches in dia. brs. S 47 deg. E 10 vrs. mkd. 2; a hickory 4 inches in dia. brs S 46-1/2 deg. E 10 vrs. mkd. 3;

Thence West with the South boundary of said Patterson survey at 553-1/3 varas a stake from which a pine 18 inches in dia. brs. S 72 deg. W 25.9 vrs. mkd. 1; an other 7 inches in dia. brs S 74-1/2 deg. E 6.1 vrs. mkd. 2;

Thence West with South boundary of said Patterson at 553-1/3 varas the place of beginning, containing 197.6 acres, as described in a deed from G. C. Venable to David A. Smith, dated December 26th, 1883, and as shown of record in Volume L-2, page 293 of the Deed Records of Cass County, Texas, save and except 50 acres deeded to W. A. Hall, as shown in Volume O-4, page 594 Deed Records, Cass County, Texas, and 47.6 acres deeded to Carl McInnala, as shown

in Volume L-5, page 264, Deed Records of Cass County, Texas, leaving in this tract 100 acres of land, more or less.

TRACT 3:

All that certain tract of land situated in Cass County, Texas, situated about 11 miles S 55 deg. E from Linden, in the Jas. B. Patterson Survey of 320 acres, State Abstract No. 834, and described as:

Beginning at an iron stake on the S.W. corner of said survey, a sweet gum 24 inches in dia. brs S 43 deg. E 12 vrs. mkd D. S. ;

Thence East with South line of said survey 672 varas a stake in center of same survey line, a hickory brs. S 71 deg. W 5-1/4 vrs. Mkd. D. S; a black jack brs. N 83 deg. W 17-1/2 vrs. Mkd, C;

Thence North 36-3/4 varas a stake in field;

Thence West 672 varas an iron stake on the West boundary of said Patterson survey;

Thence South 36-3/4 varas to the place of beginning, and containing 4-3/8 acres of land, more or less.

TRACT 4:

All that certain tract or parcel of land, situated in Cass County, Texas, a part of the Albert Emanuel Survey, State Abstract No 326, being approximately 23 acres of land and described further as follows:

BEGINNING at S W corner of Howard Reams Survey, a stake,
THENCE West 174 varas to the East line of the J M Watson most South survey, a stake,
THENCE North 770 varas the NW corner of this tract and of the said Albert Emanuel Survey,
THENCE East 180 varas the NE corner of this tract in the West line of the Howard Reams Survey,
THENCE South with same 770 varas to the Place of Beginning, containing 23 acres of land. Being the same tract of land conveyed to Jim Green by Cass Lumber Company by deed dated November 4th, 1902, shown of record in Volume B-3, Page 240, of the Deed Records of Cass County, Texas, and being the same land conveyed by Deed from Jim Green to Hardy Cain and Howard Cain, dated October 18, 1949, and recorded in Volume 256. Page 200, of said Deed Records