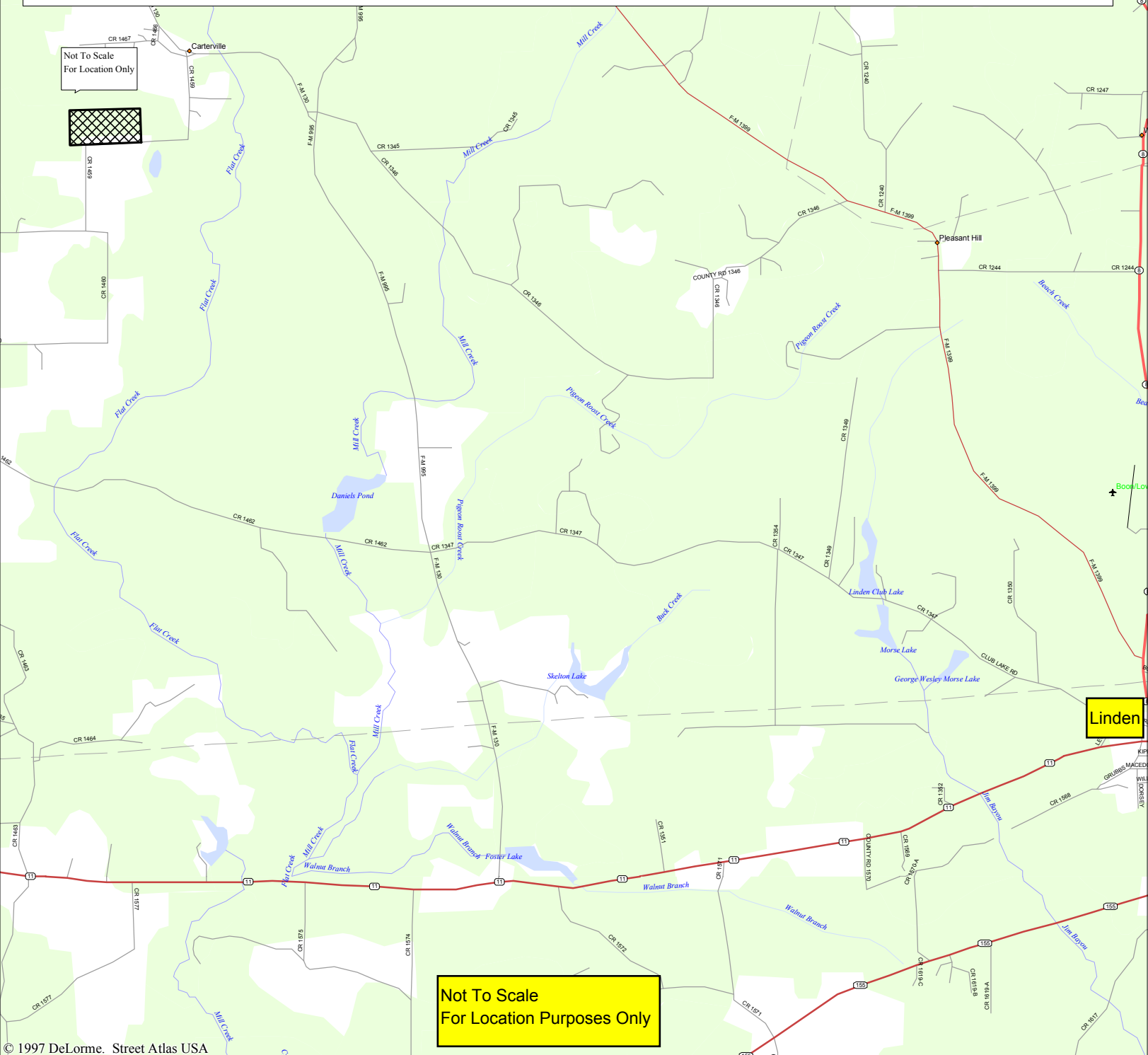


CR 1458-49 Tract

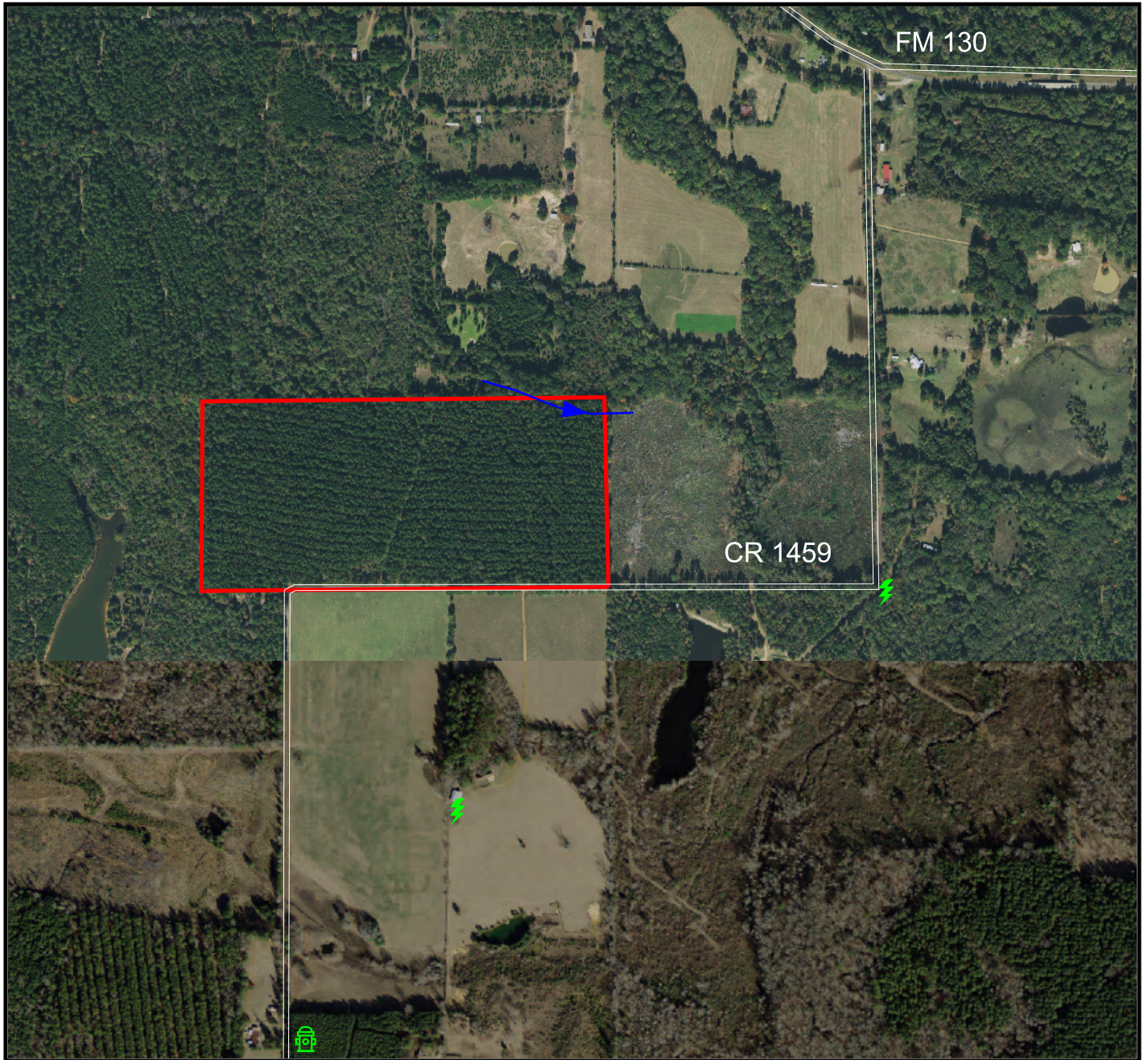


Mag 14.00
 Tue Jan 01 01:08 2002
 Scale 1:50,000 (at center)
 5000 Feet
 1000 Meters









- Local Road
- Major Connector
- State Route
- Primary State Route
- Utility/Pipe
- Airfield
- Locale
- Private Airport
- Water
- Woodland
- River/Canal
- Intermittent River

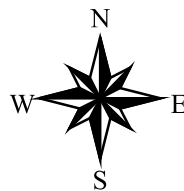
From Linden TX at the intersection of Hwy 8 and Hwy 11, take Hwy 11 West 3.94 miles to FM 130. Take Fm 130 north 5.64 miles to CR 1458. Take CR 1458 .8 miles to tract which is north of CR 1458.

CR 1459-49



Map Legend

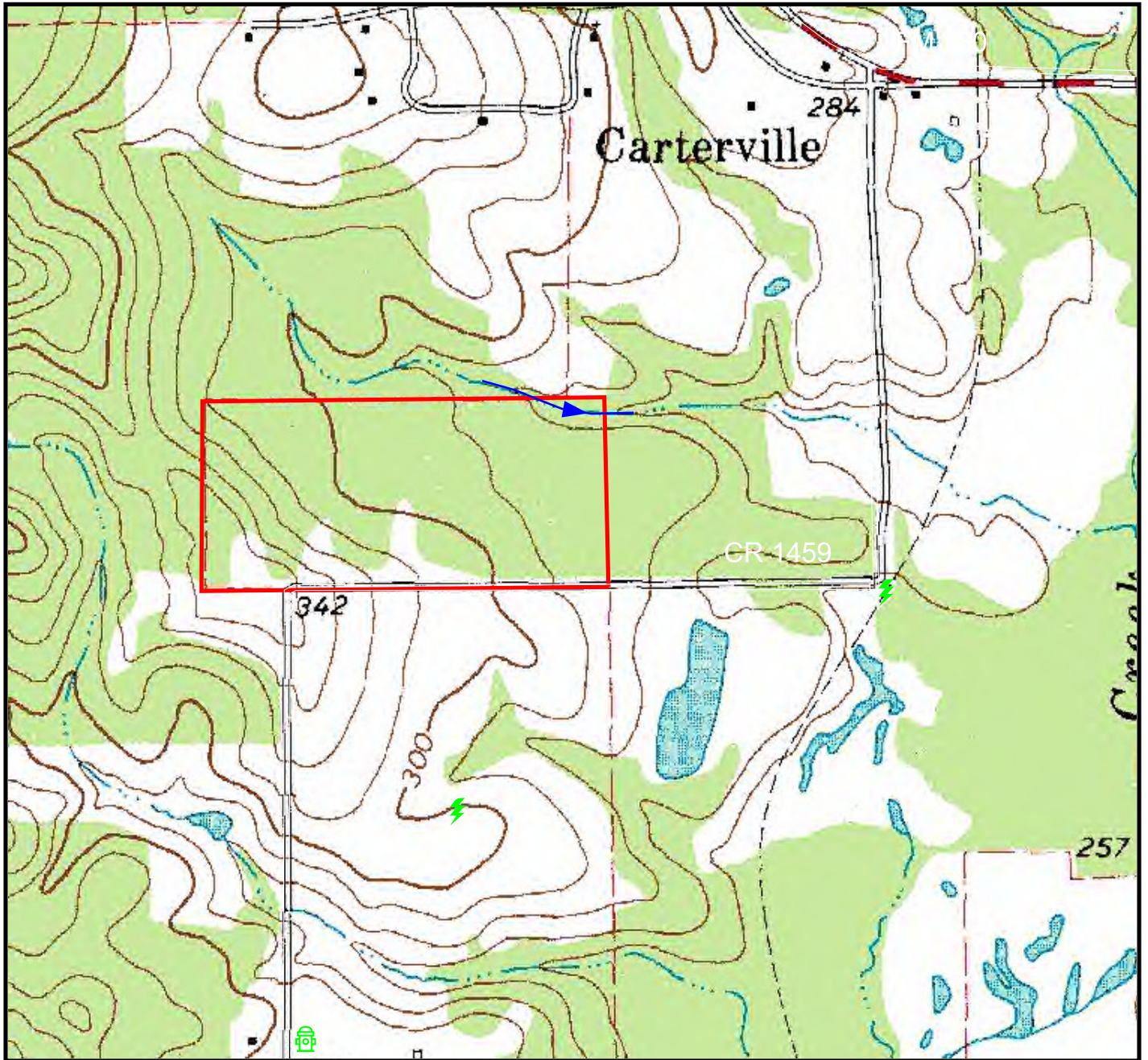
-  Pond
-  Building 49.28 Deed Acres
-  Community Water
-  Improved Road
-  Woods Road
-  Creek
-  Highline or Pipeline
-  Electricity



Landowner Information

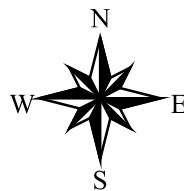
Owner:	
Survey:	Sansberry
Abstract:	955
County:	Cass Co., TX
Date Prepared:	
Prepared by:	Scott Hammett
Source:	2019 DOQQ
Scale:	1"=825'

CR 1459-49 Topographic Map



Map Legend

- Pond
 - Building
 - Community Water
 - Improved Road
 - Woods Road
 - Creek
 - Highline or Pipeline
 - Electricity
- 49.28 Deed Acres

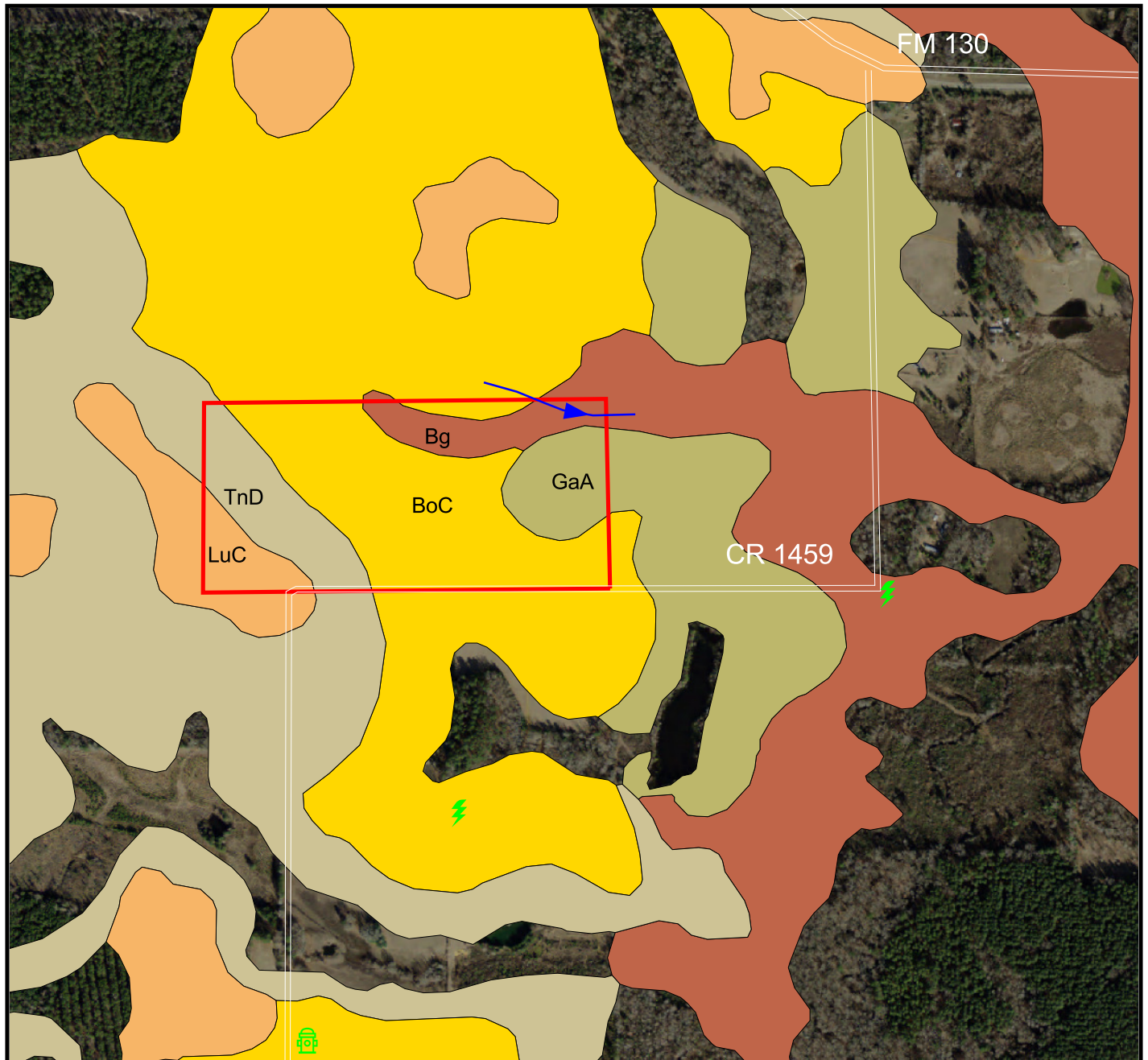


Landowner Information

Owner:	Sansberry
Survey:	955
Abstract:	955
County:	Cass Co., TX
Date Prepared:	
Prepared by:	Scott Hammett
Source:	USGS Topo
Scale:	1"=825'

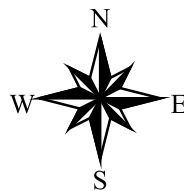
CR 1459-49

Soils Map



Map Legend

- | | |
|----------------------|--|
| Pond | |
| Building | |
| Community Water | |
| Improved Road | |
| Woods Road | |
| Creek | |
| Highline or Pipeline | |
| Electricity | |
-
- | | |
|--------------------|---------|
| Soilmu_a_tx616.shp | |
| Bg | Bibb |
| BoC | Bowie |
| GaA | Gallime |
| LuC | Lilbert |
| TnD | Tenaha |



Landowner Information

Owner:	
Survey:	Sansberry
Abstract:	955
County:	Cass Co., TX
Date Prepared:	
Prepared by:	Scott Hammett
Source:	USGS Topo
Scale:	1"=825'

**Legal Description
49.278 Acres**

all that certain tract or parcel of land situated in the County of Cass, State of Texas, being a 17.00 acre tract of land in the W. H. Sansberry Survey, Abstract Number 955, Cass County, Texas, Being severed off the West end of a called 76.34 acre tract of land as described in Vol. Y-3, Page 486, Deed Records, Cass County, Texas,

and being more specifically described as follows:

BEGINNING at an iron rod in the North line of the Sansberry Survey for the Northwest corner of this tract, the Northwest corner of said 76.34 acre tract;

THENCE: S 89 degrees 32' 50" E. 735.52 ft. along the North line of the Sansberry Survey to an iron rod for the Northeast corner of this described tract;

THENCE: S 00 Degrees 21' 26" E. 1001.92 ft. along the marked line to an iron rod in the North side of a county road for the Southeast corner of this described tract;

THENCE: S 89 degrees 40' 45" W. 735.45 ft. along said county Road, then a fence to an iron rod for the Southwest corner of this described tract;

THENCE: N 00 Degrees 21' 26" W. 1011.86 ft. along a fence to the place of beginning.

and

A 32.278 ACRE TRACT OF LAND IN
THE W. H. SANSBERRY SURVEY,
ABSTRACT 955, CASS COUNTY, TEXAS.
BEING SEVERED OUT OF A CALLED
76.34 ACRE TRACT DESCRIBED IN
VOLUME Y-3, PAGE 486.

G. A. An Iron Rod in the North line of the Sansberry Survey,
1453.74 ft. S 89°00'17" W from its Northeast corner
and the Northeast corner of the original tract for the
Northeast corner of this described tract. A 4" Log-
wood marked X, bears N 15°00'E, 17.85 ft., a 12" Water
Oak marked X, bears S 05°00'W, 28.0 ft.

S 00°15'06" W along fence 982.62 ft. to a Railroad
Spike in the center of an oiler County Road for the
Southeast corner, the Northeast corner of the T.H.
Alvis 80 acre tract.

S 89°40'45" W along the County Road 1424.41 ft. to an
Iron Rod in the center of the Road for the Southwest
corner, the Southeast corner of a 17.0 acre tract.

N 00°21'20" W along a marked line 1001.92 ft. to an
Iron Rod in the North line of the Sansberry Survey
for the Northwest corner, the Northeast corner of the
17.0 acre tract. A 6" Sweetgum marked X, bears East,
13.0 ft., a 14" White Oak marked X, bears S 70°00'W,
6.0 ft.

Along an old occupational fence on the North line of
the original tract:

S 89°32'52" E - 204.18 ft., an Iron Pipe

S 88°02'22" E - 590.93 ft., a fence corner

S 00°08'40" E - 2.50 ft., a fence corner

S 89°51'33" E - 100.40 ft.

S 89°54'19" E - 208.73 ft.

N 87°38'47" E - 331.36 ft. to the place of beginning.

Note: 0.654 acre in County Road.

MO:

IBLE