

# KNOX & ASSOCIATES

Surveying, Cartography  
& Septic System Inspection  
267 CR 4798  
Atlanta, Texas 75551



Phone/Fax: (903) 796-3906  
Email: [KnoxAsso@aol.com](mailto:KnoxAsso@aol.com)  
Internet: [www.knoxsurveying.com](http://www.knoxsurveying.com)

David M. King  
107 Ridgewood Cir  
Atlanta, TX 75551

Job 1704

## LEGAL DESCRIPTION of a 1.698 Acre Tract A. S. Summerlin Survey, A-1017 Cass Co., TX

All that certain 1.698 Acre tract of land in the City of Atlanta, A. S. Summerlin Survey, A-1017 in Cass Co., TX. Being a part of Lots Numbered Five (5) and Six (6) of Woodland Lakes Estates Subdivision as recorded in Cabinet A, Slide 506 of the Plat Records; also being all of Tracts One and Two as conveyed to David M. King et ux. by Warranty Deed with Vendor's Lien recorded in Vol. 927, Pg. 375 of the Real Property Records of Cass Co., TX, said 1.698 Acre tract of land is more particularly described by metes and bounds as follows:

BEGINNING at a Railroad Spike found in the center of Ridgewood Cir. for the Northeast corner of Lot Numbered Four (4), the Southeast corner of Lot 5, of Tract One and of this described tract, from which a 5/8" Iron Rod found for reference bears N 87°39'08" W, 24.48';

THENCE: S 88°09'00" W (Basis of Bearing Solar Observation), 300.66' along a line to a 1/2" Rebar set in the East line of Lot Numbered Ten (10) of Woodland Lakes Estates Subdivision - Part 2 (unrecorded) and of a 1.176 Acre tract of land conveyed to Charles E. Walton et ux. by Warranty Deed recorded in File 2006001088, the Northwest corner of Lot 4, the Southwest corner of Lot 5, of Tract One and of this described tract;

THENCE: N 13°45'06" W, 88.77' along a line to a 5/8" Iron Rod found for the Southeast corner of Lot Numbered Nine (9) and of a 1.918 Acre tract of land conveyed to Charles Walton et ux. by Warranty Deed recorded in File 37554, the Northeast corner of Lot 10 and of said 1.176 Acre tract;

THENCE: N 12°24'09" W, 249.83' along a line to a 1/2" Rebar found in a fence, the South line of a

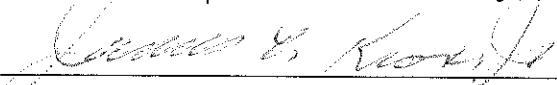
96 Acre tract of land conveyed to F. Jane K. Griebolt et vir. by Warranty Deed Recorded in Vol. 1183, Pg. 163, for the Northeast corner of Lot Numbered Eight (8) and of said 1.918 Acre tract, the Northwest corner of Lots 5 and 6, of Tract One and of this described tract;

THENCE: S 89°56'08" E, at 110.06' pass a ½" Rebar found for the North Northeast corner of Tract One, the Northwest corner of Tract Two, continuing on this same course a total distance of 135.03' along a fence to a 5/8" Iron Rod found for the Northwest corner of a 0.923 Acre tract of land conveyed to Charles W. Holbrook et ux. by Warranty Deed recorded in Vol. 1138, Pg. 790, the Northeast corner of Tract Two, the North Northeast corner of this described tract;

THENCE: S 34°16'25" E, 189.17' along a line to a ½" Rebar found for the South corner of Tract Two;

THENCE: S 50°49'48" E, at 154.19' pass a ½" Rebar set for reference, continuing a total distance of 179.19' along a line to the Point of Beginning, containing 1.698 Acres of land, more or less.

James L. Knox, Jr., do hereby certify that this Legal Description is true and correct according to a survey made upon the ground January 12, 2010.

  
James L. Knox, Jr. RPLS #4214

