



Called 0.585 Acres  
New or Formerly  
Robert R. Cassey and  
Billie Jean Cassey  
V.2387, P.139

Called 3.842 Acres  
Tract No. 2  
New or Formerly  
Doris Lene Russell  
V.6116, P.230

Called 50 Acres  
New or Formerly  
Dorothy L. Kellum and  
Mary Lynn Kellum  
V.2325, P.36

Called 46.5 Acres  
Segment Tract  
New or Formerly  
Richard S. Cassey  
V.214, P.201

Remainder of Called 13.1 Acre Tract  
New or Formerly  
Robert R. Cassey and wife, Billie Jean Cassey  
V.2387, P.139

- Legend and Abbreviations**
- Overland District Line
  - Water Right
  - Well Path
  - Existing Water Line
  - 1/2" Iron Rod Found (R)
  - 1/2" Iron Rod Found (B)
  - Iron Rod
  - Stake
  - Surveyor's Bench Mark
  - - Center of Monument
  - - Corner of Monument

11378 Ferrill Creek Road

**STANDARD LAND SURVEY**

**93.88 ACRE TRACT**

BEING ALL OF THE CALLED 97.1 ACRE  
ROBERT R. AND BILLIE JEAN CASSEY TRACT  
RECORDED IN VOLUME 295, PAGE 594

J. ELLISON SURVEY, 4-113  
BRAZOS COUNTY, TEXAS

OCTOBER 14, 2016  
SS&B 14-2016

Richard A. Ellison Engineering, Inc.  
2000 West Loop West, Suite 7700  
Dallas, Texas 75243  
(214) 343-2000

FIELD NOTES

46.94 Acres

Being all that certain tract or parcel of land lying and being situated in the JESSE ELLISON SURVEY, Abstract No. 113, in Brazos County, Texas and being part of a called 97.1 acre tract described in the deed from James Fuschak to Robert R. Casey and wife, Billie Jean Casey recorded in Volume 295, Page 594 of the Brazos County Deed Records (B.C.D.R.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 6-inch cedar fence post marking the north corner of this tract and the west corner of a called 0.5845 acre Right-of-Way Dedication tract described in a deed from Ollie Tom Lenz and wife, Evelyn Holubec Lenz to Brazos County, Texas, recorded in Volume 3887, Page 198 of the Official Records of Brazos County, Texas (O.R.B.C.), said post being in the southeast margin of an asphalt topped road commonly known as Ferrill Creek Road;

THENCE: S 45°49'06" E with the common line of this tract and the called 0.5845 acre Brazos County tract at 8.85 feet, pass a found 5/8-inch iron rod marking the south corner of the called 0.5845 acre Brazos County tract, said iron rod also marking the west corner of the called 38.642 acre Debra Lenz Russell tract, described as "Tract No. 2" in the deed recorded in Volume 6116, Page 250 (O.R.B.C.) from whence a found 5/8-inch iron rod marking the north corner of the called 38.642 acre Tommy Lenz tract, described as "Tract No.1" described in the deed recorded in Volume 6116, Page 246 (O.R.B.C.) bears N 43°45'13" E at a distance of 2134.27 feet, continue for a total distance of 1576.01 feet to a found 1/2-inch iron rod marking an interior ell corner of this tract and the south corner of said 38.642 acre Russell tract (6116/250);

THENCE: N 43°17'17" E with the common line of this tract and the called 38.642 acre Russell tract (6116/250), for a distance of 412.61 feet to a found cross-tie fence post marking an exterior ell corner of this tract at the corner of an old abandoned and overgrown lane or travelway as depicted in the deed to the County of Brazos, recorded in Volume 2248, Page 238 (O.R.B.C.);

THENCE: S 46°21'59" E with the common line of this tract and the said lane or travelway for a distance of 787.67 feet to a found cross-tie fence post marking the east corner of this tract and the east corner of the called 97.1 acre Casey remainder tract, said post also marking the north corner of the called 46.5 acre Richard Schram tract, described as "Second Tract" in the deed recorded in Volume 214, Page 261 (B.C.D.R.), from whence a found 8-inch treated post marking the east corner of the called 46.5 acre Schram tract bears S 45°22'41" E at a distance of 1062.47 feet for reference;

THENCE: S 44°57'46" W with the common line of this tract and the called 46.5 acre Schram tract for a distance of 1255.97 feet to a 1/2-inch iron rod set marking the south corner of this tract, from whence a found 6-inch post marking the south corner of the called 97.1 acre Casey remainder tract bears S 44°57'46" W at a distance of 599.50 feet for reference;

THENCE: N 40°49'37" W through the interior of the called 97.1 acre Casey remainder tract for a distance of 2342.32 feet to a set 1/2-inch iron rod marking the west corner of this tract, said iron rod also located in the northwest line of the called 97.1 acre Casey remainder tract same being in the southeast margin of the before-said Ferrill Creek Road, from whence a found power pole post marking the west corner of the called 97.1 acre Casey remainder tract and the north corner of a called 101 acre Artemus Owen Brocksmith, Klinton Clifford Brocksmith and Benson Paul tract, described as "First Tract" in the deed recorded in Volume 12336, Page 231 (O.R.B.C.) bears S 43°34'46" W at a distance of 1054.60 feet for reference;

THENCE: N 43°34'46" E with the southeast margin of said Ferrill Creek Road for a distance of 632.00 feet to the POINT OF BEGINNING and containing 46.94 acres of land, more or less, according to a survey made on the ground under the supervision of Gregory Hopcus, Registered Professional Land Surveyor, State of Texas, No. 6047, on October, 2016.