



**BLUESTAR
SURVEYING LLC**
FORD NUMBER 10747300
1073 CEDAR BIRCH CTR.
CLEBURNE, TEXAS 76033
817-668-4200
bluestarsurveying@aol.net

Roy Robinson, R.P., S. Ind 60406

I, Roy Rodriguez, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the plat herein represents the actual survey made on the ground and that all lines and dimensions shown are correct to the best of my knowledge and as bound into the file of this survey, May 05, 2015.

Beginning 1,302' west of land situated in the JOHN L. MARSHALL SURVEY, ABSTRACT NO. 67, being a portion of first corner called 4.42 acre tract of land described in Deed to Don and Norma Raine, recorded in Document Number 20051448, Deed Records, Garrettsville County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the northwesterly line of F.M. Highway 56, in the corner of Rock Creek, being the southeast corner of said called 4.42 acre tract;

THENCE along the southerly line of said called 4.42 acre tract, and the north line of said F.M. Highway 56, the following calls:

THENCE N 61°07'20" W, along the southerly line of said called 4.42 acre tract, and the north line of said F.M. Highway 56, a distance of 80.48 feet to a 5th inch winged iron rod found stamped "Vaughn Surveyor 1807" for corner;

THENCE S 35°39'37" W, along the southerly line of said called 4.42 acre tract, and the north line of said F.M. Highway 56, a distance of 10.02 feet to a 5th inch winged iron rod found stamped "Vaughn Surveyor 1807" for corner;

THENCE N 67°07'20" W, along the southerly line of said called 4.42 acre tract, and the north line of said F.M. Highway 56, a distance of 137.40 feet to a 5th inch winged iron rod found stamped "Vaughn Surveyor 1807" for corner;

THENCE N 03°16'10" W, along the southerly line of said called 4.42 acre tract, and the north line of said F.M. Highway 56, a distance of 141.70 feet to a 5th inch winged iron rod found stamped "Vaughn Surveyor 1807" for corner, said point being in the west line of said F.M. Highway 56;

THENCE N 35°29'00" E, along the east line of said F.M. Highway 56, a distance of 134.25 feet to a 1/2 winged iron rod not set stamped "5698" for corner;

THENCE S 87°05'11" E, crossing said called 4.42 acre tract, passing a 1/2 inch winged iron rod set stamped "5698" for reference at a distance of 784.30 feet, and continuing a total distance of 240.82 feet to a point for corner, said point being in the east line of said called 4.42 acre tract;

THENCE S 20°45'00" W, along the west line of said called 4.42 acre tract and along said Rock Creek, a distance of 202.24 feet to the POINT OF BEGINNING and containing 34,136 square feet or 1,382 acres of land more or less.

PROPERTY DESCRIPTION

Being 1.932 acre tract of land situated in the JOHN L. MARSHALL SURVEY, ABSTRACT NO. 67, being a portion of that certain called 4.42 acre tract of land described in a deed to Don and Norma Kranz, recorded in Document Number 20081446, Deed Records, Somervell County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the northeasterly line of F.M. Highway 56, in the center of Rock Creek, being the southeast corner of said called 4.42 acre tract;

THENCE along the southerly line of said called 4.42 acre tract, and the north line of said F.M. Highway 56 the following calls:

THENCE N 51°07'20" W, along the southerly line of said called 4.42 acre tract, and the north line of said F.M. Highway 56, a distance of 96.48 feet to a 5/8 inch capped iron rod found stamped "Vaughn Surveyor 1807" for corner;

THENCE S 35°36'37" W, along the southerly line of said called 4.42 acre tract, and the north line of said F.M. Highway 56, a distance of 10.02 feet to a 5/8 inch capped iron rod found stamped "Vaughn Surveyor 1807" for corner;

THENCE N 51°07'20" W, along the southerly line of said called 4.42 acre tract, and the north line of said F.M. Highway 56, a distance of 167.40 feet to a 5/8 inch capped iron rod found stamped "Vaughn Surveyor 1807" for corner;

THENCE N 08°45'10" W, along the southerly line of said called 4.42 acre tract, and the north line of said F.M. Highway 56, a distance of 147.76 feet to a 5/8 inch capped iron rod found stamped "Vaughn Surveyor 1807" for corner, said point being in the west line of said F.M. highway 56;

THENCE N 33°37'00" E, along the east line of said F.M. Highway 56, a distance of 134.28 feet to a 1/2 capped iron rod set stamped "5596" for corner

THENCE S 57°03'11" E, crossing said called 4.442 acre tract, passing a 1/2 inch capped iron rod set stamped "5596" for reference at a distance of 264.99 feet, and continuing a total distance of 349.62 feet to a point for corner, said point being in the east line of said called 4.42 acre tract;

THENCE S 30°45'08" W, along the east line of said called 4.42 acre tract and along said Rock Creek, a distance of 262.04 feet to the POINT OF BEGINNING and containing 84,135 square feet or 1.932 acres of land more or less.