

SSC

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**WM. C. FYASOUX SURVEY, ABSTRACT NO. 278 &
T. WEBB SURVEY, ABSTRACT NO. 914
VAN ZANDT COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION FOR A 37.17 ACRE TRACT OF LAND

BEING a 37.17 acre tract of land situated in the **WM. C. FYASOUX SURVEY, ABSTRACT NO. 278 & T. WEBB SURVEY, ABSTRACT NO. 914**, Van Zandt County, Texas, being all of a called 19.88 acres (First Tract) and all of a called 19.89 acres (Second Tract) to Albert Coleman, et al. recorded in Volume 1861, Page 245 of the Real Records of Van Zandt County, Texas. Said 37.17 acre tract of land being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod (found) for the West corner of these 37.17 acres. Said corner also being the West corner of the above referenced 19.88 acres (First Tract), the North corner of a called 19.647 acres to Juan F. Romero, et ux. recorded in Document No. 2007-047194 of the Real Records of Van Zandt County, Texas, and being in the Southeast line of a called 82.6 acres (First Tract) to Ewald E. Lang, et ux. recorded in Volume 1374, Page 381 of the Real Records of Van Zandt County, Texas;

THENCE: North 45 deg. 35 min. 56 sec. East, along the Northwest line of the 19.88 acres (First Tract), the Northwest line of the above referenced 19.89 acres (Second Tract, and the Southeast line of the above referenced 82.6 acres (First Tract), a distance of 1141.12 feet to a 3/8 inch iron rod (found) for the North corner of these 37.17 acres. Said corner also being the North corner of the 19.89 acres (Second Tract) and being in the Southwest line of a called 80.00 acres to Mary C. Glover recorded in Volume 1802, Page 160 of the Real Records of Van Zandt County, Texas;

THENCE: South 44 deg. 47 min. 18 sec. East, along the Northeast line of the 19.89 acres (Second Tract), a distance of 844.31 feet to a 1/2 inch iron rod (found) for the northernmost East corner of these 37.17 acres and also being the North corner of a called 2.62 acres (Second Tract) to Stephen P. Pyle, et ux. recorded in Volume 1109, Page 48 of the Real Records of Van Zandt County, Texas;

THENCE: along the West line of the above referenced 2.62 acres (Second Tract) the following courses and distances:

South 46 deg. 24 min. 55 sec. West, a distance of 376.76 feet to a 1/2 inch iron rod (found) for an inside ell corner in the East line of these 37.17 acres;

South 44 deg. 40 min. 14 sec. East, a distance of 106.69 feet to a 1/2 inch iron rod (found) for an angle break in the East line of these 37.17 acres;

South 77 deg. 33 min. 00 sec. East, a distance of 180.37 feet to a 1/2 inch iron rod (found) for an angle break in the East line of these 37.17 acres;

South 34 deg. 23 min. 37 sec. East, a distance of 89.07 feet to a 1/2 inch iron rod (set) for an angle break in the East line of these 37.17 acres. Said angle break also being the South corner of the 2.62 acres (Second Tract) and the West corner of a

called 2.39 acres (First Tract) to Stephen P. Pyle, et ux. recorded in Volume 1109, Page 48 of the Real Records of Van Zandt County, Texas;

THENCE: South 44 deg. 02 min. 54 sec. East, along the Southwest line of the above referenced 2.39 acres (First Tract), passing a 3/8 inch iron rod (found) for reference at a distance of 375.45 feet and continuing in all a total distance of 403.56 feet to a point for corner for the southernmost East corner of these 37.17 acres and being located generally in the center of County Road No. 3502;

THENCE: South 40 deg. 10 min. 17 sec. West, along the Southeast line of the 19.89 acres (Second Tract), the Southeast line of the 19.88 acres (First Tract), and within the right of way of County Road No. 3502, a distance of 853.35 feet to a rail road spike (found) for the South corner of these 37.17 acres. Said corner also being the South corner of the 19.88 acres (First Tract), the East corner of the above referenced 19.647 acres, and within the pavement of County Road No. 3502. A 3/8 inch iron rod (found) for reference bears North 46 deg. 12 min. 15 sec. West, a distance of 19.57 feet form said corner;

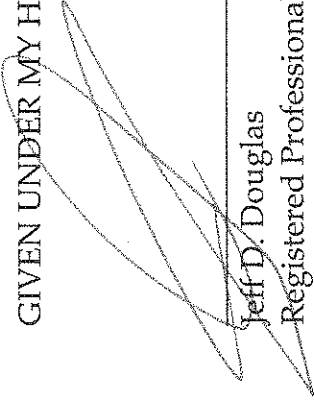
THENCE: North 44 deg. 27 min. 40 sec. West, along the Southwest line of the 19.88 acres (Second Tract) and the Northeast line of the 19.647 acres, a distance of 1668.62 feet back to the **POINT OF BEGINNING** and containing a 37.17 acre tract of land.

A red plastic cap stamped "Stanger" was placed on the above described 1/2 inch Iron Rods (Set).

Bearings are based on the record bearing of North 44 deg. 27 min. 40 sec. West, between a rail road spike (found) for the South corner and a 3/82 inch iron rod (found) for the West corner of the above referenced 19.88 acres (Second Tract). Reference made to Plat of Survey prepared even date (C140120).

I, Jeff D. Douglas, Registered Professional Land Surveyor, do hereby certify that the above description was prepared from an actual Survey made on the ground under my direction and supervision during the month of July, 2014.

GIVEN UNDER MY HAND AND SEAL, this the 23rd day of July, 2014.


Jeff D. Douglas
Registered Professional
Land Surveyor No. 5757

