

GR13-048C

All that certain 0.85 arce tract of land situated in the James Bateman Survey, A-107, Cass County, Texas, being all of Lot 8, in the B. B. Boon Subdivision, City of Linden as shown on Plat recorded in Cabinet A, Slide 221, Cass County Plat Records, and described in Instrument No. 2011005023, Official Public Records of Cass County, Texas, and being more particularly described by metes and bounds as follows: (Bearing Basis: A/221)

Beginning at: A nail found in the North edge of a concrete drive in the East line of Horseshoe Bend, for the Southwest corner of this tract and Lot 8, Northwest corner of Lot 7;

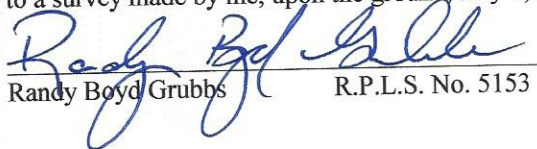
Thence: Along and with the East and South line of Horseshoe Bend as follows:

N 02° 25' 27" E, 96.76 feet to a 1" iron pipe found;
N 36° 59' 38" E, 45.20 feet to a ½" iron rod set;
N 47° 33' 03" E, 45.20 feet to a ½" iron rod set;
S 84° 08' 00" E, 155.00 feet to a 1" iron pipe found;
S 56° 43' 03" E, 36.30 feet to a ½" iron rod set in the West line of Bronco Lane and the South line of Horseshoe Bend for the Northeast corner of this tract and Lot 8;

Thence: S 07° 50' 17" W, 144.58 feet with the West line of Bronco Lane to a point in a concrete wall for the Southeast corner of this tract and Lot 8, Northeast corner of Lot 7, a power pole bears N 78° 42' E, 3.1 feet;

Thence: N 86° 05' 00" W, 230.00 feet with common boundary of Lot 8 to the Point of Beginning, containing 0.85 acre of land, more or less.

I, Randy Boyd Grubbs, Registered Professional Land Surveyor No. 5153, do hereby certify that the above field notes are true and correct according to a survey made by me, upon the ground, July 9, 2013.


Randy Boyd Grubbs R.P.L.S. No. 5153

B.B. BOON SUBDIVISION
JAMES BATEMAN SURVEY
A - 107
CITY OF LINDEN
CASS COUNTY, TEXAS

