

**SSC**

**STANGER SURVEYING CANTON LLC**

581 S. TRADE DAYS BLVD.  
CANTON, TEXAS 75103

PH: 903-567-5680

FAX: 903-567-6861

**LOUIS REUTER SURVEY, ABSTRACT NO. 746  
THOMAS J. MURRAY SURVEY, ABSTRACT NO. 604  
JAMES F. MURRAY SURVEY, ABSTRACT NO. 606  
LEVI PAVEY SURVEY, ABSTRACT NO. 663  
VAN ZANDT COUNTY, TEXAS**

**METES AND BOUNDS DESCRIPTION FOR 282.21 ACRES OF LAND**

**BEING** 282.21 acres of land situated in the Louis Reuter Survey, Abstract No. 746, the Thomas J. Murray Survey, Abstract No. 604, the James F. Murray, Abstract No. 606 and the Levi Pavey Survey, Abstract No. 663, Van Zandt County, Texas, being a part of that certain called 242.0 acre tract (Lake Pasture) described in a Special Warranty Deed, dated November 19, 2003, from Adele W. Monning to B. Prater Monning, recorded in Volume 2023, Page 89 of the Real Records of Van Zandt County, Texas, being all of that certain called 3.6 acre tract (Tract Two (a)) and all of that certain called 2.2 acre tract (Tract Two (b)) set aside to Adele B. Wynne in a Partition Deed, dated February 11, 1983, recorded in Volume 1003, Page 673 of the Deed Records of Van Zandt County, Texas, and being all of that certain called 40.0 acre tract (Tract Thirty Six - Little Pasture) set aside to the Estate of Buck J. Wynne, et al, February 11, 1983, and recorded in Volume 1003, Page 673 of the Deed Records of Van Zandt County, Texas. Said 282.21 acres of land being more particularly described as follows:

**BEGINNING** at a point for corner at the most Southerly West corner of the above referenced 242.0 acre tract, at the South corner of that certain called 40.0 acre tract described in a Warranty Deed from Leslie Miller, et al, to T. A. Page, recorded in Volume 821, Page 636 of the Deed Records of Van Zandt County, Texas, at the recognized West corner of the Thomas J. Murray Survey, Abstract No. 604, at the recognized South corner of the Silas M. Smith Survey, Abstract No. 836, and being located in the roadway of County Road No. 3805, from which a 3/8 inch iron rod (found) and used for reference bears North 43 deg. 31 min. 11 sec. East, a distance of 34.62 feet;

**THENCE:** North 43 deg. 31 min. 11 sec. East, with a Northwest line of said 242.0 acre tract, with the Southeast line of said 40.0 acre tract, with the most Southerly Northwest line of the Thomas J. Murray Survey, and with most Southerly Southeast line

of the Silas M. Smith Survey, a distance of 1497.68 feet to a 3/8 inch iron rod (found) for corner at an interior Ell corner of said 242.0 acre tract, at the East corner of said 40.0 acre tract, at the recognized most Southerly North corner of the Thomas J. Murray Survey, at the recognized most Southerly East corner of the Silas M. Smith Survey, and in the recognized Southwest line of the Louis Reuter Survey, Abstract No. 746;

**THENCE:** North 46 deg. 00 min. 39 sec. West, with the most Northerly Southwest line of said 242.0 acre tract, with the Northeast line of said 40.0 acre tract, with the recognized Southwest line of the Louis Reuter Survey, and with the recognized most Southerly Northeast line of the Silas M. Smith Survey, a distance of 840.79 feet to a 3/8 inch iron rod (found) for corner at the East corner of that certain called 13.8119 acre tract described in a Warranty Deed from Myrtle Page, et al, to Betty Page Huff, recorded in Volume 828, Page 885 of the Deed Records of Van Zandt County, Texas;

**THENCE:** North 45 deg. 27 min. 59 sec. West, with the most Northerly Southwest line of said 242.0 acre tract, with the Northeast line of said 13.8119 acre tract, with the recognized Southwest line of the Louis Reuter Survey, and with the recognized most Southerly Northeast line of the Silas M. Smith Survey, a distance of 400.10 feet to a 3/8 inch iron rod (found) for corner at the most Northerly West corner of said 242.0 acre tract, at the North corner of said 13.8119 acre tract, at the South corner of Lot 11 and the East corner of Lot 12 of Cedar Point Subdivision, according to the map or plat of same recorded in Glide 181A of the Plat Records of Van Zandt County, Texas, at the recognized West corner of the Louis Reuter Survey, and at a recognized interior Ell corner of the Silas M. Smith Survey;

**THENCE:** North 43 deg. 07 min. 25 sec. East, with a Northwest line of said 242.0 acre tract, with the Southeast line of Lot 11 of Cedar Point Subdivision, with the recognized Northwest line of the Louis Reuter Survey, and with the recognized most Northerly Southeast line of the Silas M. Smith Survey, a distance of 299.03 feet to a 1 inch flat strap iron (found) for corner at the East corner of Lot 11, at the South corner of that certain called 92.132 acre tract described in a Executor's Deed, from Ben Monning, Jr., Independent Executor of the Estate of Faye Laney, Deceased, to Kay Crosby, recorded in Volume 1158, Page 524 of the Real Records of Van Zandt County, Texas, at the recognized most Northerly East corner of the Silas M. Smith Survey, and at the recognized South corner of the Samuel Elliott Survey, Abstract No. 243;

**THENCE:** North 44 deg. 03 min. 30 sec. East, with a Northwest line of said 242.0 acre tract, with the Southeast line of said 92.132 acre tract, with the recognized Northwest line of the Louis Reuter Survey, and with the recognized Southeast line of the Samuel Elliott Survey, at 2564.70 feet passing a 1/2 inch iron rod (set) at the East corner of said 91.132 tract and in the Southwest right-of-way line of County Road No.

3845 (old Farm to Market Road No. 751), continuing in all a total distance of 2644.44 feet to a 1/2 inch iron rod (set) for corner in the present Southwest right-of-way line of Farm to Market Road No. 751 (Vol. 770, Pg. 330 and Vol. 765, Pg. 58, R.R.V.Z.C.T.);

**THENCE:** over and across said 242.0 acre tract and with the present Southwest right-of-way line of Farm to Market Road 751, as follows:

South 49 deg. 37 min. 02 sec. East, a distance of 115.77 feet to a 1/2 inch iron rod (set) for corner;

South 24 deg. 40 min. 02 sec. East, a distance of 102.55 feet to a 1/2 inch iron rod (set) for corner;

North 40 deg. 22 min. 58 sec. East, a distance of 43.26 feet to a 1/2 inch iron rod (set) for corner;

and

South 49 deg. 37 min. 02 sec. East, a distance of 1301.55 feet to a 1/2 inch iron rod (set) for corner;

**THENCE:** South 31 deg. 41 min. 59 sec. East, leaving said right-of-way line, with a Northeast line of said 242.0 acre tract, and with the most Northerly Southwest line of that certain called 13.70 acre tract described in a Warranty Deed from Melba McGehee to Mike D. Jones and wife, Kristie A. Jones, recorded in Volume 1350, Page 566 of the Real Records of Van Zandt County, Texas, a distance of 115.58 feet to a 3/8 inch iron rod (found) for corner;

**THENCE:** South 11 deg. 50 min. 32 sec. East, with a Northeast line of said 242.0 acre tract and with the most Northerly Southwest line of said 13.70 acre tract, at approximately 154.6 feet passing the North corner of the above referenced 3.6 acre tract (Tract Two (a)), continuing with the Northeast line of said 3.6 acre tract and with the most Northerly Southwest line of said 13.70 acre tract, in all a total distance of 736.24 feet to a 1/2 inch iron rod (found) for corner at the most Easterly corner of said 3.6 acre tract, at an angle corner of said 13.70 acre tract, and at an angle corner in the Northeast line of the above referenced 2.2 acre tract (Tract B (b));

**THENCE:** South 35 deg. 39 min. 56 sec. East, with the Northeast line of said 2.2 acre tract and with the most Northerly Southwest line of said 13.70 acre tract, a distance of 622.59 feet to a 1/2 inch iron rod (found) for corner at the East corner of said 2.2 acre tract and at an Ell corner of said 13.70 acre tract;

**THENCE:** South 42 deg. 38 min. 42 sec. West, with the Southeast line of said 2.2 acre tract, with a Southeast line of the above mentioned 242.0 acre tract, and with the most Southerly Northwest line of said 13.70 acre tract, a distance of 284.42 feet to a point for corner at the North corner of the above referenced 40.0 acre tract (Tract Thirty Six - Little Pasture), in the recognized most Northerly Southeast line of the Thomas J. Murray Survey, Abstract No. 604, in the recognized most Southerly Northwest line of the James F. Murray Survey, Abstract No. 606, and being located in the roadway of Highland Avenue, a.k.a. County Rod No. 3845 (old Farm to Market Road 751), from which a 1/2 inch iron rod (found) and used for reference bears North 42 deg. 38 min. 42 sec. East, a distance of 56.45 feet;

**THENCE:** South 31 deg. 12 min. 03 sec. East, with the Northeast line of said 40.0 acre tract and with the roadway of Highland Avenue, a distance of 921.67 feet to a cotton spindle (set) for corner:

**THENCE:** South 31 deg. 36 min. 39 sec. East, with the Northeast line of said 40.0 acre tract and with the roadway of Highland Avenue, a distance of 103.78 feet to a cotton spindle (set) for corner:

**THENCE:** South 33 deg. 58 min. 43 sec. East, with the Northeast line of said 40.0 acre tract and with the roadway of Highland Avenue, a distance of 123.29 feet to a cotton spindle (set) for corner at the East corner of said 40.0 acre tract and being located in the most Southerly Southeast line of the James F. Murray Survey, Abstract No. 606, from which a 3/8 inch iron rod (found) and used for reference bears South 43 deg. 10 min. 04 sec. West, a distance of 30.11 feet;

**THENCE:** South 43 deg. 10 min. 04 sec. West, with the Southeast line of said 40.0 acre tract and with the recognized most Southerly Southeast line of the James F. Murray Survey, a distance of 240.14 feet to a 1/2 inch iron rod (found) for corner at the North corner of Highland Park Acres, an addition to the City of Wills Point according to the map or plat of same recorded in Glide 145B of Plat Records of Van Zandt County, Texas;

**THENCE:** South 43 deg. 56 min. 33 sec. West, with the Southeast line of said 40.0 acre tract, with the Northwest line of Highland Park Acres, and with the recognized most Southerly Southeast line of the James F. Murray Survey, a distance of 832.53 feet to a 1/2 inch iron rod (set) for corner at the West corner of Highland Park Addition;

**THENCE:** South 44 deg. 09 min. 30 sec. West, with the Southeast line of said 40.0 acre tract and with the recognized most Southerly Southeast line of the James F. Murray Survey, a distance of 389.46 feet to a point for corner at the South corner of said 40.0 acre tract, at the East corner of that certain called 37.77 acre tract described in a Warranty Deed with Vendor's Lien from Roy D. Kinney, et al, to J. R. Everett and wife, Denise H. Everett, recorded in Volume 1574, Page 151 of the Real Records of Van Zandt County, Texas, at the recognized most Southerly corner of the James F. Murray Survey, at the recognized most Southerly East corner of the Thomas J. Murray Survey, Abstract No. 604, being located at the remnants of an old corner post and near the Southwest edge of a 8 inch double hackberry tree, from which a cotton spindle in a tree root (set) for reference bears North 44 deg. 09 min. 30 sec. East, a distance of 1.58 feet;

**THENCE:** North 46 deg. 59 min. 21 sec. West, with the Southwest line of said 40.0 acre tract, with the Northeast line of said 37.77 acre tract, with the most Southerly Southwest line of the James F. Murray, and with the recognized most Southerly Northeast line of the Thomas J. Murray Survey, a distance of 1091.36 feet to a 1/2 inch iron rod (found) for corner at the West corner of said 40.0 acre tract, at the North corner of said 37.77 acre tract, in a Southeast line of the above mentioned 242.0 acre tract, at the most Southerly West corner of the James F. Murray, and at a recognized interior Ell corner of the Thomas J. Murray Survey;

**THENCE:** South 43 deg. 41 min. 18 sec. West, with a Southeast line of said 242.0 acre tract and with the most Northerly Northwest line of said 37.77 acre tract, at 1161.44 feet passing a 3/8 inch iron rod (found) at the most Northerly West corner of said 37.77 acre tract and at the North corner of that certain called 7.289 acre tract described in a Warranty Deed from Kelles Miller to J. R. Everett and wife, Denise Everett, recorded in Volume 1530, Page 569 of the Real Records of Van Zandt County, Texas, continuing with a Southeast line of said 242.0 acre tract and with the Northwest line of said 7.289 acre tract, in all a total distance of 1699.03 feet to a 3/8 inch iron rod (found) for corner at the most Southerly corner of said 242.0 acre tract, at an angle corner of said 7.289 acre tract, and at the East corner of that certain lot, tract or parcel of land described in a Warranty Deed from Minnie Zonell Potts, Individually and as Independent Executrix of the Estate of Rudolph Valentino Potts, Deceased, to Doris Nell Banks, recorded in Volume 1383, Page 96 of the Real Records of Van Zandt County, Texas;

**THENCE:** North 50 deg. 06 min. 17 sec. West, with the most Southerly Southwest line of said 242.0 acre tract, a distance of 428.15 feet to a 1/2 inch iron rod (set) for corner at an interior Ell corner of same and being located at the North corner of that certain called 0.50 acre tract described in a Warranty Deed from Chip Miller and Joyce Miller to Calvin G. Busby, Jr., recorded in Volume 1485, Page 269 of the Real Records of Van Zandt County, Texas;

**THENCE:** South 44 deg. 39 min. 59 sec. West, with the most Southerly Northwest line of said 242.0 acre tract and with the Northwest line of said 0.50 acre tract, a distance of 203.33 feet to a point for corner at an exterior Ell corner of said 242.0 acre tract, at the West corner of said 0.50 acre tract, in the recognized Southwest line of the Thomas J, Murray Survey, Abstract No. 604, and being located in the roadway of County Road No. 3805, from which a 1/2 inch iron rod (set) for reference bears North 44 deg. 39 min. 59 sec. East, a distance of 31.13 feet;

**THENCE:** North 46 deg. 03 min. 17 sec. West, with the most Southerly Southwest line of said 242.0 acre tract, with the recognized Southwest line of the Thomas J. Murray Survey, and with the roadway of County Road No. 3805, a distance of 1196.52 feet back to the **PLACE OF BEGINNING** and containing 282.21 acres of land.


I, Mark D. Bryant, Sr., 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 September, 2009.

A red plastic cap stamped "Stanger" was placed on the above mentioned 1/2 inch iron rods (set).

Bearings are "GRID" and based on the Texas State Plane Coordinate System, North Central Zone (NAD 83) as determined from GPS observations. Mapping Angle = + 01°21'08".

Reference made to Plat of Survey prepared even date (C09162).

GIVEN UNDER MY HAND AND SEAL, this the 21st day of September, 2009.

  
Mark D. Bryant, Sr.,  
Registered Professional Land Surveyor  
State of Texas No. 4360

Job No.: C09162

Survey Completed: 09-18-2009

