

**SSC**

**STANGER SURVEYING CANTON LLC**

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**THOMAS MILL SURVEY, ABSTRACT NO. 549  
VAN ZANDT COUNTY, TEXAS**

**METES AND BOUNDS DESCRIPTION FOR 1.79 ACRES OF LAND**

BEING 1.79 acres of land situated in the **THOMAS MILLS SURVEY, ABSTRACT NO. 549**, Van Zandt County, Texas, and being a part of that certain called 4.49 acre tract described in a Warranty Deed, dated February 17, 2012, from Linda Jones to Richard E. Lowder, recorded in Document No. 2012-001274 of the Real Records of Van Zandt County, Texas. Said 1.79 acres of land being more particularly described as follows:

**BEGINNING** at a 1/2 iron rod capped "Stanger" (found) for corner at the North corner of the above referenced 4.49 acre tract;

**THENCE:** South 46 deg. 30 min. 12 sec. East, with the Northeast line of said 4.49 acre tract, a distance of 261.42 feet to a 1/2 inch iron rod capped "Stanger" (found) for corner at the East corner of same;

**THENCE:** South 43 deg. 27 min. 58 sec. West, with the Southeast line of said 4.49 acre tract, a distance of 298.20 feet to a 1/2 inch iron rod (set) for corner in same;

**THENCE:** North 46 deg. 30 min. 12 sec. West, over and across said 4.49 acre tract, a distance of 261.46 feet to a 1/2 inch iron rod (set) for corner in the Northwest line of same;

**THENCE:** North 43 deg. 28 min. 25 sec. East (Bearing Base, per Document No. 2012-001274, R.R.V.Z.C.T.), with the Northwest line of said 4.49 acre tract, a distance of 298.20 feet back to the **PLACE OF BEGINNING** and containing 1.79 acres of land.

**TOGETHER WITH THE FOLLOWING DESCRIBED  
EASEMENT FOR INGRESS AND EGRESS:**

**BEING** a fifteen feet (15') wide easement for ingress and egress easement situated in the **THOMAS MILLS SURVEY, ABSTRACT NO. 549**, Van Zandt County, Texas, and being over and across that certain called 4.49 acre tract described in a Warranty Deed, dated February 17, 2012, from Linda Jones to Richard E. Lowder, recorded in Document No. 2012-001274 of the Real Records of Van Zandt County, Texas. Said fifteen feet (15') wide easement being seven and one-half feet (7.5') left of and seven and seven and one-half feet (7.5') right of the following described centerline;

**BEGINNING** at a 3/8 inch nail spike (found) for corner in the Southwest line of the above referenced 4.49 acre tract, in the curved Northeast right-of-way line of State Highway No. 64, and being located South 51 deg. 29 min. 04 sec. East, a distance of 89.91 feet from a 1/2 inch iron rod (found) marking the West corner of said 4.49 acre tract:

**THENCE:** In a Northeasterly direction, over and across said 4.49 acre tract, and with the centerline of said easement, as follows:

North 42 deg. 56 min. 59 sec. East, a distance of 136.59 feet to a point;

North 53 deg. 09 min. 27 sec. East, a distance of 53.60 feet to a point;

North 62 deg. 16 min. 37 sec. East, a distance of 44.36 feet to a point;

North 40 deg. 53 min. 46 sec. East, a distance of 69.49 feet to a point;

North 50 deg. 16 min. 54 sec. East, a distance of 71.50 feet to a point;

North 48 deg. 04 min. 46 sec. East, a distance of 49.19 feet to a point;

North 63 deg. 12 min. 15 sec. East, a distance of 75.12 feet to a point;

North 74 deg. 05 min. 38 sec. East, a distance of 85.70 feet to a point;

and

North 68 deg. 20 min. 11 sec. East, a distance of 46.00 feet to a 3/8 inch nail spike (set) for corner at the **TERMINUS** of said easement, in the Southwest line of the above described 1.79 acre tract, and being located North 46 deg. 30 min. 12 sec. West, a distance of 52.17 feet from a 1/2 inch iron rod (set) at the South corner of same.

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 "N 43° 28' 25" E" between a 1/2 inch iron rod (found) at the West corner and a 1/2 inch iron rod capped "Stanger" (found) at the North corner of the above mentioned 4.49 acre tract, per Document No. 2012-001274, R.R.V.Z.C.T.

Reference made to Plat of Survey prepared even date (C120042).

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 March, 2012.

GIVEN UNDER MY HAND AND SEAL, this the 29th day of March, 2012.



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

Job No.: C120042

Survey Completed: 03-29-2012

