

SSC

STANGER SURVEYING CANTON LLC

581 S. TRADE DAYS BLVD.
CANTON, TEXAS 75103

PH: 903-567-5680

FAX: 903-567-6861

**DAVID ROSE SURVEY, ABSTRACT NO. 714
WM. ROSE SURVEY, ABSTRACT NO. 730
VAN ZANDT COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION FOR 3.18 ACRES OF LAND

BEING 3.18 acre tract of land situated in the David Rose Survey, Abstract No. 714 and in the Wm. Rose Survey, Abstract No. 730, Van Zandt County, Texas, and being a part of that certain called 55.49 acre tract described in a General Warranty Deed, dated June 5, 2006, from Richard A. Hanson and wife, Emily J. Hanson to Richard A. Hanson and Emily J. Hanson, Trustees of The Richard A. Hanson and Emily J. Hanson Revocable Living Trust, recorded in Volume 2146, Page 176 of the Real Records of Van Zandt County, Texas. Said 3.18 acre tract of land being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod capped "Carter-1935" (found) for corner in the North line of the above referenced 55.49 acre tract, in the South right-of-way line of Farm to Market Road No. 1995 (a variable width right-of-way), and being located North 73 deg. 00 min. 40 sec. West, a distance of 270.39 feet from a 3/8 inch iron rod (found) marking the Northeast corner of said 55.49 acre tract;

THENCE: South 18 deg. 37 min. 50 sec. West, into said 55.49 acre tract, a distance of 348.99 feet to a 1/2 inch iron rod (set) for corner;

THENCE: North 72 deg. 42 min. 27 sec. West, a distance of 378.59 feet to a 1/2 inch iron rod (set) for corner;

THENCE: North 12 deg. 08 min. 48 sec. East, a distance of 348.08 feet to a 1/2 inch iron rod (set) for corner in the North line of said 55.49 acre tract and being located in the South right-of-way line of Farm to Market Road No. 1995;

THENCE: South 73 deg. 00 min. 40 sec. East (Bearing Base, per Vol. 2146, Pg. 176, R.R.V.Z.C.T.), with the North line of said 55.49 acre tract and with the South right-of-way line of Farm to Market Road No. 1995, a distance of 417.96 feet back to the **PLACE OF BEGINNING** and containing 3.18 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 January, 2011.

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

Reference made to Plat of Survey prepared even date (C110008).

GIVEN UNDER MY HAND AND SEAL, this the 19th day of January, 2011.



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

Job No.: C110008

Survey Completed: 1-18-2011

