

A328M-16 McCay

All that certain 1.41 acre tract of land situated in the Miles Reed Survey, A-328, Marion County, Texas, being the residue of the West ½ (one-half) of a called 3 acre tract of land described in Vol. 399, Pg. 811, Deed Records of Marion County, Texas, (all deed references are Marion County unless stated otherwise) said 1.41 acre tract being more particularly described by metes and bounds as follows: (Bearings based on Westernmost South line of called 10.767 acre tract in Vol. 580, Pg. 145)

Beginning at: A 1" galvanized pipe found in the North right-of-way line of Texas Farm Road No. 729 for the Southwest corner of this tract and Vol. 399, Pg. 811, also the Southeast corner of a called 3 acre tract in Vol. 677, Pg. 682;

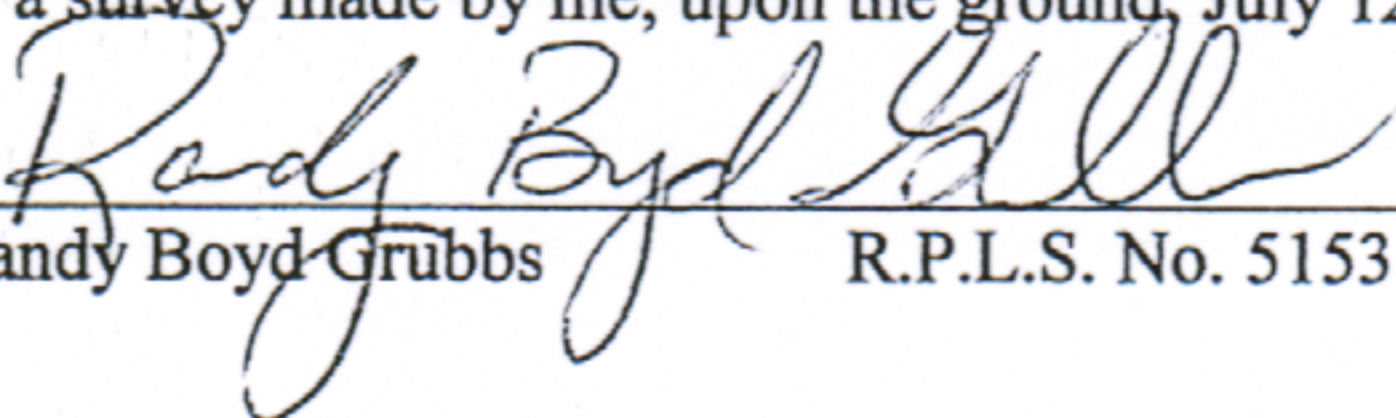
Thence: N 08° 09' 53" W, 278.87 feet with common boundary of Vol. 677, Pg. 682 to a 3/8" iron rod found at a fence corner for the Northwest corner of this tract, Northeast corner of Vol. 677, Pg. 682, Southeast corner of Vol. 833, Pg. 189, Southwest corner of Vol. 580, Pg. 145;

Thence: N 86° 35' 00" E, (Bearing Basis) 209.72 feet with common boundary of Vol. 580, Pg. 145 to a ½" iron rod found with cap (4528) for the Northeast corner of this tract, also the Northwest corner of a called 0.697 acre tract surveyed by Ark-La-Tex Surveying Co., Inc. plat dated 9/21/2015, a ½" iron rod found with cap (CBG) found bears N 00° 12' E, 2.44 feet, a 3/8" iron rod found for the Northeast corner of the called 3 acre tract bears N 86° 35' 00" E, 209.63 feet;

Thence: S 09° 56' 47" E, 291.53 feet with common boundary of said 0.697 acre tract to a ½" iron rod found with cap (4528) in the North right-of-way line of Texas Farm Road No. 729 for the Southeast corner of this tract, also the Southwest corner of said 0.697 acre tract, a ½" iron rod found with cap (CBG) found bears N 82° 52' 24" E, 11.77 feet, a ½" iron rod found with cap (4528) for the Southeast corner of said 0.697 acre tract bears N 82° 52' 24" E, 107.92 feet, a ½" iron rod found with cap (CBG) for the Southeast corner of the called 3 acre tract bears N 82° 52' 24" E, 218.10 feet;

Thence: Along and with the North right-of-way line of Farm Road No. 729 as follows:  
S 84° 08' 11" W, 58.61 feet to a ½" iron rod set with cap (GRUBBS, RPLS 5153) for an angle corner of this tract;  
N 88° 22' 27" W, 161.85 feet to the Point of Beginning, containing 1.41 acres 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 12, 2016.

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

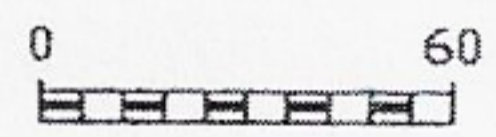
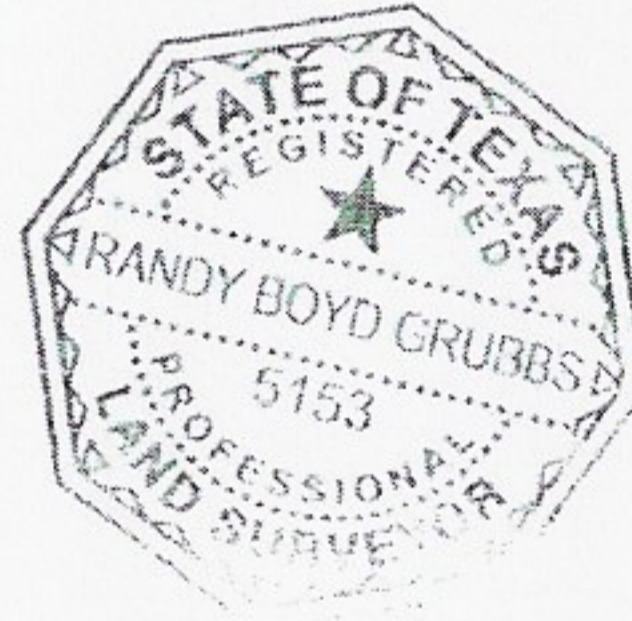
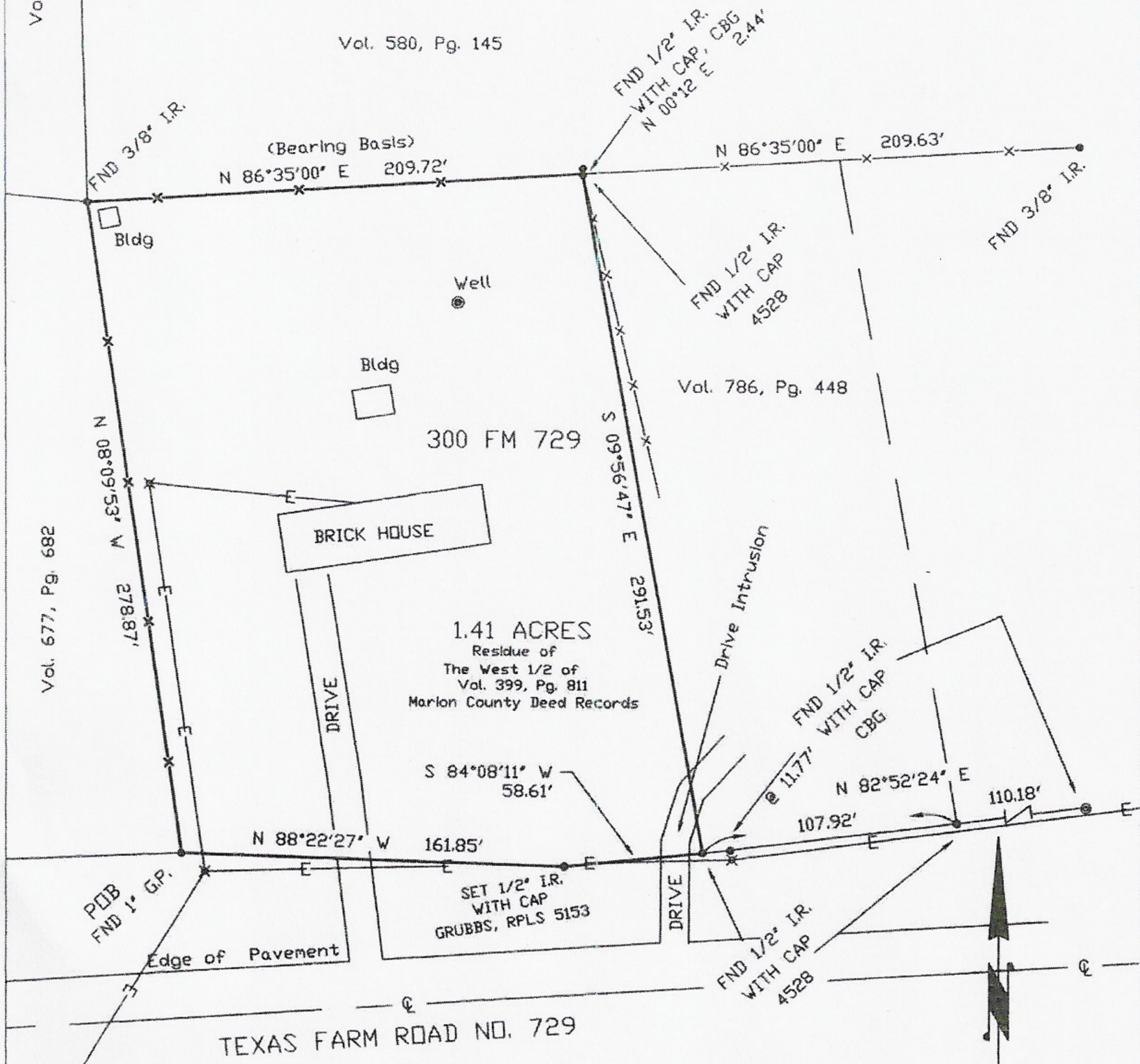




MILES REED SURVEY  
A - 328  
MARION COUNTY, TEXAS

Vol. 833, Pg. 189

Vol. 580, Pg. 145



1" = 60 Feet  
Basis of Bearings:  
Deed Record

I, Randy Boyd Grubbs, Registered Professional Land Surveyor hereby certify that this reflects a survey made upon the ground, under my supervision, that the metes and bounds, shown hereon truly represents the boundaries of the property, that there are no encroachments or visible easements on or across the property, except as shown. July 12, 2016.

*Randy Boyd Grubbs*  
Randy Boyd Grubbs Registered Professional Land Surveyor No. 5153

RANDY BOYD GRUBBS  
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