

OCTOBER 13, 2020

METES AND BOUNDS DESCRIPTION
OF 18.96 ACRES
IN THE HIRAM WALKER SURVEY, A34
MADISON COUNTY, TEXAS

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, CONTAINING 18.96 ACRES IN THE HIRAM WALKER SURVEY, A-34, MADISON COUNTY, TEXAS, BEING OUT OF A CALLED 74.804 ACRE TRACT OF LAND DESCRIBED IN A DEED TO DANNY JOHNSON AND RHEA D. JOHNSON, RECORDED IN VOLUME 937, PAGE 338 OF THE OFFICIAL RECORDS OF MADISON COUNTY, TEXAS, (O.R.M.C.T.), SAID TRACT FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A ½ INCH IRON ROD SET ON THE OCCUPIED NORTH RIGHT OF WAY, (R.O.W.) LINE OF BOZEMAN FERRY ROAD, (PAVED) MARKING THE SOUTHEAST CORNER OF A 58.92 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO TOMMY E. STARNES, AS RECORDED IN VOLUME 313, PAGE 01 OF THE O.R.M.C.T. AND THE SOUTHWEST CORNER OF SAID PARENT TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE: N 35°21'39" W, ALONG THE NORTHEAST LINE OF SAID STARNES TRACT, AT 1143.91 FEET PASS A ½ INCH IRON ROD SET FOR REFERENCE, CONTINUING FOR A **TOTAL DISTANCE OF 1206.19 FEET** TO A POINT IN THE CENTER OF A CREEK FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: ACROSS AND THROUGH SAID PARENT TRACT, WITH THE MEANDERS OF SAID CREEK FOR THE FOLLOWING CALLS;

- **N 36°04'32" E**, FOR A DISTANCE OF **22.94 FEET** TO A POINT;
- **N 44°13'41" E**, FOR A DISTANCE OF **29.71 FEET** TO A POINT;
- **N 78°36'19" E**, FOR A DISTANCE OF **38.67 FEET** TO A POINT;
- **N 56°28'22" E**, FOR A DISTANCE OF **36.87 FEET** TO A POINT;
- **N 40°29'48" E**, FOR A DISTANCE OF **78.34 FEET** TO A POINT;
- **S 36°20'32" E**, FOR A DISTANCE OF **54.00 FEET** TO A POINT;
- **S 00°00'00" E**, FOR A DISTANCE OF **41.16 FEET** TO A POINT;
- **S 35°16'57" W**, FOR A DISTANCE OF **16.32 FEET** TO A POINT;
- **S 05°46'17" W**, FOR A DISTANCE OF **42.21 FEET** TO A POINT;
- **S 32°53'12" E**, FOR A DISTANCE OF **50.62 FEET** TO A POINT;
- **S 66°56'53" E**, FOR A DISTANCE OF **43.63 FEET** TO A POINT;
- **S 74°19'19" E**, FOR A DISTANCE OF **13.75 FEET** TO A POINT;
- **N 66°20'20" E**, FOR A DISTANCE OF **18.43 FEET** TO A POINT;

- **S 30°58'52" E**, FOR A DISTANCE OF **47.30 FEET** TO A POINT;
- **S 41°51'40" E**, FOR A DISTANCE OF **115.49 FEET** TO A POINT;
- **S 85°49'32" E**, FOR A DISTANCE OF **99.28 FEET** TO A POINT;
- **N 75°44'28" E**, FOR A DISTANCE OF **85.95 FEET** TO A POINT;
- **N 89°50'30" E**, FOR A DISTANCE OF **195.53 FEET** TO A POINT;
- **N 57°17'29" E**, FOR A DISTANCE OF **109.20 FEET** TO A POINT;
- **N 57°03'42" E**, FOR A DISTANCE OF **95.73 FEET** TO A POINT IN SAID CREEK ON THE EAST LINE OF SAID PARENT TRACT, BEING EAST OF A GRAVEL ROAD COMMONLY KNOWN AS WAKEFIELD LANE, FOR THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: ALONG AND THROUGH WAKEFIELD LANE, WITH THE EAST LINE OF THE HEREIN DESCRIBED TRACT FOR THE FOLLOWING CALLS:

- **S 36°19'19" E**, FOR A DISTANCE OF **118.42 FEET** TO A POINT;
- **S 79°13'39" E**, FOR A DISTANCE OF **176.47 FEET** TO A POINT;
- **S 50°08'57" E**, FOR A DISTANCE OF **614.31 FEET** TO A POINT;
- **S 21°04'25" E**, FOR A DISTANCE OF **136.81 FEET** TO A ½ INCH IRON ROD SET AT THE INTERSECTION OF THIS LINE WITH THE OCCUPIED NORTH R.O.W. LINE OF BOZEMAN FERRY ROAD MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: **S 75°00'31" W**, ALONG THE OCCUPIED NORTH R.O.W. OF BOZEMAN FERRY ROAD FOR A DISTANCE OF **1022.37 FEET** TO **THE POINT OF BEGINNING**, CONTAINING IN ALL 18.96 ACRES OF LAND, AS SURVEYED ON THE GROUND UNDER MY SUPERVISION IN OCTOBER OF 2020.

R.H. BONDS R.P.L.S. 5559
ANDERSON, TEXAS



R.H. Bonds