

**METES AND BOUNDS DESCRIPTION OF  
1.00 ACRES  
SARA SHOTO SURVEY, A-632  
HARRISON COUNTY, TEXAS**

Being a 1.00 acre tract of land in the Sara Shoto Survey, A-632, in Harrison County, Texas, said 1.00 acre tract being all of a called 1.00 acre tract described in a deed to Lewis E. Williams and recorded in Vol. 4052, Pg. 245 Harrison County Official Public Records (HCOPR), said 1.00 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a ½ inch iron rod (bent) on the south margin of Marcella Lane, found for the northwest corner of said 1.00 acre tract, same being the northeast corner of the residue tract of a called 3 acre tract described in a deed to John Franklin and Eliza Franklin, recorded in Vol. 369, Pg. 313 Harrison County Deed Records (HCDR), from which a 3/8" iron rod, found on the north side of Marcella Lane, for the apparent northwest corner of said 3 acre tract, also a found 5/8" iron rod for the northeast corner of a called 0.832 acre tract described in a deed to Jackie C. Franklin, recorded in Volume 3100, Page 73 (HCOPR), bears N 58 40'41" W, 16.27 feet;

**THENCE** S 55° 00' 00" E, along the north line of said 1.00 acre tract 100.00 feet to a ½" iron rod with plastic cap stamped "MTX Surveying", set for the northeast corner of this tract and the northwest corner of the residue of a called 3 acre tract described in a deed to Willard Reeves, Et Ux, recorded in Volume 434, Page 319, (HCDR), from which a 1" iron pipe, found for the northeast corner of said Reeves tract, bears S 55°00'00" E, 110.73 feet;

**THENCE** with the common lines of said 3 acre Reeves tract the following courses and distances.

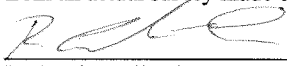
1. S 35°00'00" W, 435.60 feet to a set ½" iron rod with plastic cap stamped "MTX Surveying".
2. N 55° 00'00" W, 100.00 feet to a set ½" iron rod with plastic cap stamped "MTX Surveying", for the southwest corner of this tract, and on the east line of a called 3 acre tract described in a deed to Guffie Turner and Mattie Turner, recorded in Vol. 313, Pg. 351 (HCDR).

**THENCE** N 35° 00' 00" E, along the east line of said Turner tract, then the east line of a called 1.00 acre tract, described in a deed to Richard A. Kelly, Et Ux, recorded in Volume 3556, Page 26, (HCOPR), at 356.06 feet passing a 5/8" iron rod with plastic cap stamped "RPLS 4874", 2.2' left of line, found for the southeast corner of said 0.832 acre tract, continuing with the east line of said Franklin residue tract, a total distance of 435.60 feet to the feet to the **PLACE OF BEGINNING** and containing 1.00 acres of land, more or less.

All bearings are based upon the record bearing of the north line of the 1.00 acre tract described in Vol. 4052, Pg. 245 (HCOPR) same being the original north line of a called 3 acre tract described in Vol. 434, Pg. 319 (HCDR) and oriented between the found 1/2" iron at the northwest corner of said 1.00 acre tract and a found 1" iron pipe at the north east of said 3 acre tract. Bearing being S 55°00' E.

**A plat of even date herewith accompanies this description.**

I, R. Austin Holland, Registered Professional Land Surveyor No. 6158, do hereby certify that these field notes were prepared from an actual survey made on the ground, under my supervision, during the month of August 2017.

 8/28/17  
R. Austin Holland Date  
Registered Professional Land Surveyor No. 6158  
Job No. 17-266



- Found monument (size and type as noted)
- ⊙ Set 1/2" iron rod w/PC stamped MTX Surveying
- Point For Corner
- ⊕ PK Nail Set W/Metal Washer stamped MTX Surveying

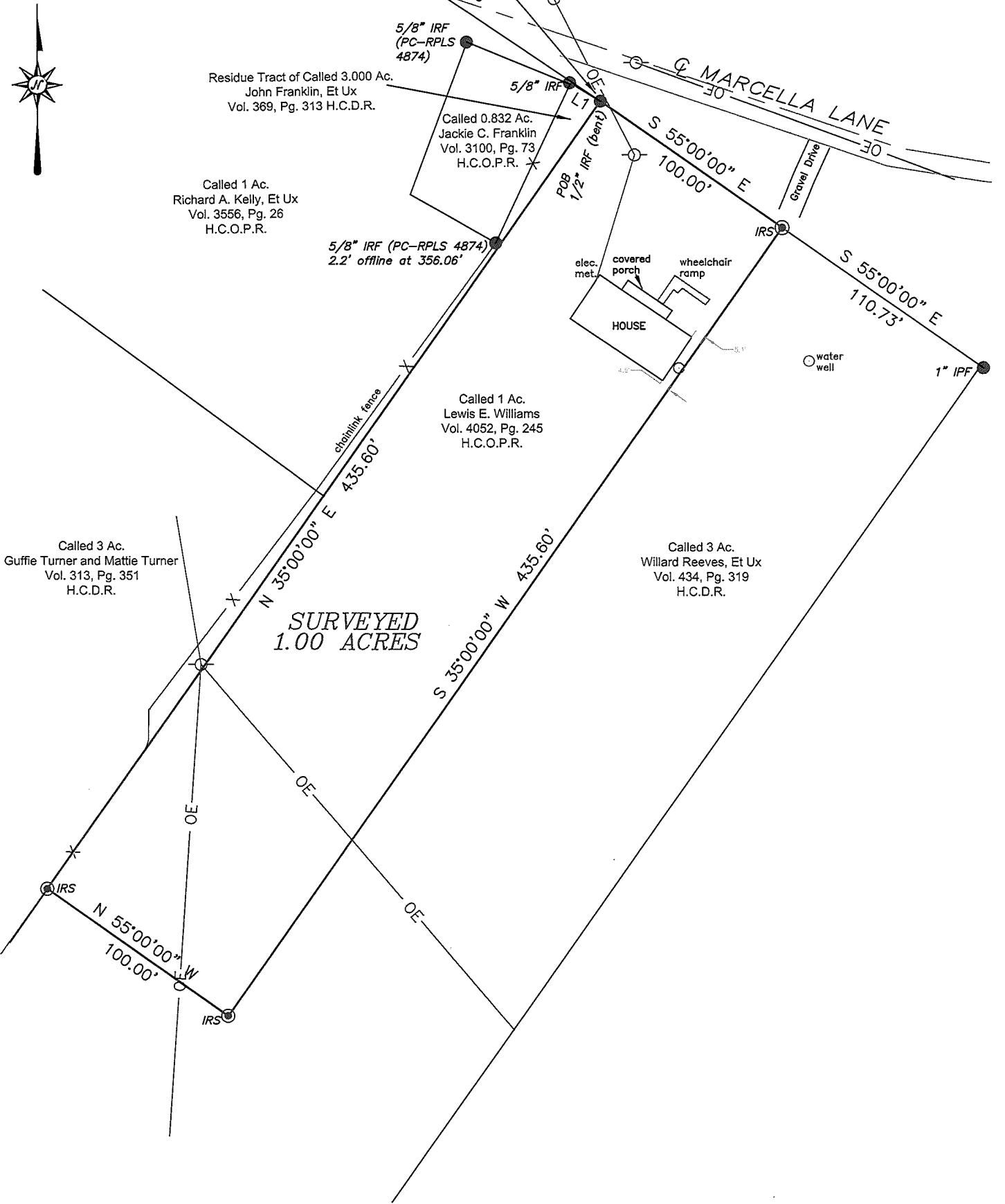
- ⓧ Telephone Junc. Box
- ⊠ Covered Concrete
- Power Pole

- PC - Plastic Cap
- PFC - Point For Corner
- IPF - Iron Pipe Found
- IPCF - Iron Pipe W/Crimped Top Found
- IRF - Iron Rod Found
- IRS - Set 1/2" Iron Rod w/PC Stamped "MTX Surveying"

- H.C.O.P.R - Harrison County Official Public Records
- H.C.D.R. - Harrison County Deed Records
- H.C.C.F - Harrison County Clerks File
- H.C.P.R. - Harrison County Plat Records

LINE	BEARING	DISTANCE
L1	N 58°40'41" W	16.27'

**SARA SHOTO SURVEY, A-632**  
HARRISON COUNTY, TEXAS



**Notes**

All bearings are based upon the record bearing of the north line of the 1.00 acre tract described in Vol. 4052, Pg. 245 H.C.O.P.R. same being the original north line of a called 3 acre tract described in Vol. 434, Pg. 319 H.C.D.R. and oriented between the found 1/2" iron at the northwest corner of said 1.00 acre tract and a found 1" iron pipe at the north east of said 3 acre tract. Bearing being S55°00'E.

To Matt Turner Exclusively,

This plat is the result of a survey made on the ground under my supervision in August, 2017. There are no visible easements or encroachments other than those shown. This plat is only original and valid if signed in blue ink, and has my official seal on it.



*R. Austin Holland* 8/28/17

R. Austin Holland R.P.L.S. 6158 DATE  
Metes and Bounds Description to Accompany Plat

**MTX SURVEYING**

501A Cox Road, Marshall, Tx 75672  
P.O. BOX 1345 Marshall, TX 75671  
903.471.8391  
TMLS Firm No. 10194253

361 MARCELLA LANE

**SURVEYED 1.00 ACRE TRACT  
BEING ALL OF A CALLED 1.00  
ACRE TRACT DESCRIBED IN A  
DEED TO LEWIS E. WILLIAMS  
AND RECORDED IN VOL. 4052,  
PG. 245 H.C.O.P.R.**

JOB NO: 17-266	REVISION : A
FW BY: AH	SCALE 1" = 60'
DRAWN BY: AH	SHEET 1 OF 1
CHKD BY: SN	