

METES AND BOUNDS DESCRIPTION
1.000 ACRE

All that certain tract or parcel containing 1.000 acre of land in the Mowry Irwin Survey, A-111, Gregg County, Texas, being a portion of a tract which was called 4.685 acres and conveyed from Paula Dee Lee to John Edmond Lea, by an instrument of record in Clerk's File #9820611, of the Gregg County Official Public Records, (GCOPR), said 1.000 acre being more particularly described by metes and bounds as follows, basing bearings on the Texas Coordinate System of 1983, (NAD 83) North Central Zone, to wit:

COMMENCING FOR REFERENCE at a 2" iron pipe found for a north corner of said 4.685 acre tract, lying in the north right of way (R-O-W) line of Burnam Road, a public road;


THENCE S60°43'24"E, 307.75 feet, along the north line of said 4.685 acre tract and along the approximate center line of Burnam Road to a PK nail set for northwest corner and PLACE OF BEGINNING of the tract described herein;


THENCE S60°43'24"E, 151.45 feet, continuing along the north line of said 4.685 acre tract and approximate center line of Burnam Road to a 2" iron pipe fence post found for northeast corner, being the northeast corner of said 4.685 acre tract and northwest corner of a tract which was called 1.553 acres and conveyed from Spring Hill State Bank to David J. Foster, et ux, by an instrument of record in Clerk's File #200424198, GCOPR, from which a 2" iron pipe found for northeast corner of said 1.553 acre tract bears: S88°02'44"E, 233.39 feet;

THENCE departing Burnam Road, S22°51'05"W, 246.14 feet, along the common line of said 4.685 acre tract and said 1.553 acre tract to a 2" steel post found for southeast corner, being the southeast corner of said 4.685 acre tract and southwest corner of said 1.553 acre tract, lying in the north line of a tract which was called Lot 13, Oakwood North, a subdivision of record in Cabinet B, Page 227, of the Gregg County Plat Records, (GCPR);

THENCE S87°56'35"W, 165.93 feet, the common line of said 4.685 acre tract and Lot 13 to a 5/8" iron rod set for southwest corner, from which a 1/2" iron pipe found for northwest corner of Lot 13 and northeast corner of Lot 14 bears: S87°56'35"W, 74.69 feet;

THENCE N22°51'05"E, crossing said 4.685 acre tract, at 307.97 feet pass a 5/8" iron rod set online for reference, and continuing across said 4.685 acre tract for a distance in all of 332.97 feet to the PLACE OF BEGINNING, containing 1.000 acre of land, more or less. As a part of this professional service, a certified plat has been prepared by Johnson & Pace Incorporated under Job # 5122-001;


Bruce K. Rucker
Professional Land Surveyor
Texas Registration No. 6169



Compiled By:
Johnson & Pace Incorporated
1201 NW Loop 281 • Suite 100
Longview, Texas 75604
TBPLS #10025400

Engineering • Architecture • Surveying
Job No. 5122-001
Date: April 5, 2022