

# C-TEX SURVEYING LLC

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## Metes & Bounds Description to 0.921 Acre Vick Subdivision City of Madisonville Madison County, Texas

**BEING** 0.921 acre, more or less, situated in the J. S. Collard Survey, A-10, Madison County, Texas, and being part of Lot 11, Block 1, of the Vick Subdivision as shown in Volume 198, Page 247, and being the same tract described in a deed from Stacey Scarmardo to Dave Ward, dated August 29, 2022, and recorded in Volume 1889, Page 234, Deed Records, Madison County, Texas. Said tract to be more particularly described by metes and bounds as follows:

**BEGINNING** at the southern corner of Lot 11 at a ½" iron rod found at a fence corner. Said point being an exterior corner of said subdivision, the south corner of a called 0.701 acre tract described in Volume 1703, Page 325, the eastern corner of a called 5.618 acre tract described in Volume 1449, Page 78, and being in the northwestern line of a called 5.386 acre tract described in Volume 1665, Page 25;

**THENCE** NORTH 00° 43' 51" WEST 336.84 feet, with the common line of the referenced tract and said 0.701 acre tract, to a point for the common corner of Lot 11 and Lot 12, and being in the south line of Heath Street. From said point, a ½" iron rod found at a fence corner bears South 00° 43' 51" East 2.12 feet;

**THENCE** NORTH 89° 01' 41" EAST 103.61 feet, with the common line of the referenced tract and Heath Street, to a 5/8" iron rod found for the northwest corner of Lot 10;

**THENCE** SOUTH 12° 28' 43" EAST 266.72 feet, with the common line of Lot 10 and Lot 11, to a ½" iron rod found in the northwestern line of the above mentioned 5.386 acre tract;

**THENCE** SOUTH 63° 31' 33" WEST 175.32 feet, back to the place of beginning and containing 0.921 acre, more or less, as shown on the accompanying survey plat of even date herewith.

Bearings, distances, and acreage are based on the Texas State Plane Coordinate System NAD83, Texas Central Zone 4203, as derived by GPS observations.



Matt Franks, R.P.L.S. 6263

Firm No: 10193825

November 15, 2022

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