

Kesiah Crier Survey, Abstract No. 38
Fayette County, Texas
0.1053 Acres
Project No. 23-085

METES AND BOUNDS DESCRIPTION OF A 0.1053 ACRE TRACT OF LAND OUT OF AND A PART OF LOT 5, BOCK 66 OF THE MAP OF SCHULENBURG OF WHICH A COPY IS RECORDED IN VOLUME 182, PAGE 636 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS (D.R.F.C.,TX) AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO ISOM MORGAN, JR. RECORDED IN VOLUME 1080, PAGE 707 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS (O.R.F.C.,TX) AND SITUATED IN THE KESIAH CRIER SURVEY, ABSTRACT NO. 38 OF FAYETTE COUNTY, TEXAS. SAID 0.1053 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found 5/8 inch iron rod in the east right of way line of Hillje Avenue marking the northwest corner of said Isom Morgan tract and the southwest corner of a called 0.1074 acre tract of land described in deed to Rafael A. Campos recorded in Volume 2089, Page 132 O.R.F.C.,TX;

Thence with the north line of said Isom Morgan tract and the south line of said Campos 0.1074 acre tract **North 88 degrees 11 minutes 28 seconds East 61.77 feet** to a found 5/8 inch iron rod with cap stamped "RPLS 6229" in the west line of a called 7,500 square feet tract of land described in deed to Jose Adrian Lara recorded in Volume 1698, Page 707 O.R.F.C.,TX and further described in Volume 187, Page 425 D.R.F.C.,TX marking the northeast corner of said Isom Morgan tract and the southeast corner of said Campos 0.1074 acre tract;

Thence with the east line of said Isom Morgan tract and the west line of said 7,500 square feet tract **South 01 degrees 48 minutes 32 seconds East 74.25 feet** to a point in the edge of an 18 inch Sugarberry tree in the north right of way line of South Street marking the Southeast corner of said Isom Morgan tract and the southwest corner of said 7,500 square feet tract;

Thence with the south line of said Isom Morgan tract and the north right of way line of South Street **South 88 degrees 11 minutes 28 seconds West 61.77 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229" in the east right of way line of Hillje Avenue marking the southwest corner of said Isom Morgan tract;

Thence with the west line of said Isom Morgan tract and the east right of way line of Hillje Avenue **North 01 degrees 48 minutes 32 seconds West 74.25 feet** to the **POINT OF BEGINNING** of the herein described tract and containing 0.1053 acres within these metes and bounds.

Reference is herein made to the sketch accompanying this metes and bounds description

Bearing Basis: All bearings shown herein referenced to the Texas Coordinate System of 1983 (2011), South Central Zone, U.S. Survey Feet derived from G.P.S. observations.



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