

SSC

STANGER SURVEYING CANTON LLC

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**W. MCGUIRE SURVEY, ABSTRACT NO. 582,
VAN ZANDT COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION FOR 29.51 ACRES OF LAND

BEING 29.51 acres of land situated in the **W. MCGUIRE SURVEY, ABSTRACT NO. 582**, Van Zandt County, Texas, and being part of the remainder of a called 149.371 acres to L Cinco Land Trust recorded in Document No. 2023-002933 of the Real Records of Van Zandt County, Texas. Said 29.51 acre tract of land being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod (set) for the South corner of the above referenced remainder of a called 149.371 acres. Said corner also being the East corner of a called remainder of 4.627 acres to Jerry Tobias, et ux. recorded in Doc. No. 2019-001809 of the Real Records of Van Zandt County, Texas and being on the Northwest line of Van Zandt County Road No. 1318;

THENCE: North 37 Deg. 33 Min. 29 Sec. East, along the along the Southeast line of the remainder of the called 149.371 acres and the Northwest right of way line of Van Zandt County Road No. 1318, a distance of 189.26 feet to a 1/2 inch iron rod (set) for the **POINT OF BEGINNING** and also being the South corner of these 29.51 acres;

THENCE: North 68 Deg. 30 Min. 49 Sec. West, over and across the remainder of the called 149.371 acres, a distance of 232.02 feet to a 1/2 inch iron rod (set) for an angle break in the Southwest line of these 29.51 acres;

THENCE: North 58 Deg. 53 Min. 24 Sec. West, over and across the remainder of the called 149.371 acres, a distance of 197.07 feet to a 1/2 inch iron rod (set) for an angle break in the Southwest line of these 29.51 acres;

THENCE: North 45 Deg. 17 Min. 43 Sec. West, over and across the remainder of the called 149.371 acres, a distance of 1916.48 feet to a 1/2 inch iron rod (set) for the West corner of these 29.51 acres;

THENCE: North 12 Deg. 13 Min. 25 Sec. East, over and across the remainder of the called 149.371 acres, a distance of 155.70 feet to a 1/2 inch iron rod (set) for an angle break in the Northwest line of these 29.51 acres;

THENCE: North 49 Deg. 49 Min. 40 Sec. East, over and across the remainder of the called 149.371 acres, a distance of 39.92 feet to a 1/2 inch iron rod (set) for an angle break in the Northwest line of these 29.51 acres;

THENCE: North 17 Deg. 57 Min. 23 Sec. East, over and across the remainder of the called 149.371 acres, a distance of 76.03 feet to a 1/2 inch iron rod (set) for an angle break in the Northwest line of these 29.51 acres;

THENCE: North 19 Deg. 03 Min. 27 Sec. East, over and across the remainder of the called 149.371 acres, a distance of 319.31 feet to a 1/2 inch iron rod (set) for an angle break in the Northwest line of these 29.51 acres;

THENCE: North 46 Deg. 39 Min. 40 Sec. East, over and across the remainder of the called 149.371 acres, a distance of 44.18 feet to a 1/2 inch iron rod (set) for an angle break in the Northwest line of these 29.51 acres;

THENCE: North 32 Deg. 10 Min. 10 Sec. East, over and across the remainder of the called 149.371 acres, a distance of 63.60 feet to a 1/2 inch iron rod (set) for an angle break in the Northwest line of these 29.51 acres;

THENCE: North 19 Deg. 42 Min. 29 Sec. East, over and across the remainder of the called 149.371 acres, a distance of 141.20 feet to a 2 inch pipe fence post (found) for the North corner of these 29.51 acres;

THENCE: South 79 Deg. 05 Min. 54 Sec. East, over and across the remainder of the called 149.371 acres, a distance of 65.38 feet to a 2 inch pipe fence post (found) for an angle break in the Northeast line of these 29.51 acres;

THENCE: South 64 Deg. 29 Min. 40 Sec. East, over and across the remainder of the called 149.371 acres, a distance of 76.77 feet to a 2 inch pipe fence post (found) for an angle break in the Northeast line of these 29.51 acres;

THENCE: South 21 Deg. 45 Min. 01 Sec. West, over and across the remainder of the called 149.371 acres, a distance of 89.32 feet to a 2 inch pipe fence post (found) for an angle break in the Northeast line of these 29.51 acres;

THENCE: South 29 Deg. 13 Min. 02 Sec. East, over and across the remainder of the called 149.371 acres, a distance of 352.10 feet to a 2 inch pipe fence post (found) for an angle break in the Northeast line of these 29.51 acres;

THENCE: South 11 Deg. 05 Min. 24 Sec. West, over and across the remainder of the called 149.371 acres, a distance of 185.63 feet to a 2 inch pipe fence post (found) for an angle break in the Northeast line of these 29.51 acres;

THENCE: South 17 Deg. 01 Min. 52 Sec. East, over and across the remainder of the called 149.371 acres, a distance of 110.74 feet to a 2 inch pipe fence post (found) for an angle break in the Northeast line of these 29.51 acres;

THENCE: South 32 Deg. 57 Min. 12 Sec. East, over and across the remainder of the called 149.371 acres, a distance of 53.55 feet to a 2 inch pipe fence post (found) for an angle break in the Northeast line of these 29.51 acres;

THENCE: South 46 Deg. 17 Min. 47 Sec. East, over and across the remainder of the called 149.371 acres, a distance of 152.37 feet to a 2 inch pipe fence post (found) for an angle break in the Northeast line of these 29.51 acres;

THENCE: South 68 Deg. 04 Min. 55 Sec. East, over and across the remainder of the called 149.371 acres, a distance of 60.27 feet to a 2 inch pipe fence post (found) for an angle break in the Northeast line of these 29.51 acres;

THENCE: North 88 Deg. 58 Min. 43 Sec. East, over and across the remainder of the called 149.371 acres, a distance of 100.61 feet to a 2 inch pipe fence post (found) for an angle break in the Northeast line of these 29.51 acres;

THENCE: South 42 Deg. 08 Min. 20 Sec. East, over and across the remainder of the called 149.371 acres, a distance of 77.83 feet to a 2 inch pipe fence post (found) for an angle break in the Northeast line of these 29.51 acres;

THENCE: South 50 Deg. 33 Min. 44 Sec. East, over and across the remainder of the called 149.371 acres, a distance of 143.29 feet to a 2 inch pipe fence post (found) for an angle break in the Northeast line of these 29.51 acres;

THENCE: South 78 Deg. 14 Min. 34 Sec. East, over and across the remainder of the called 149.371 acres, a distance of 222.81 feet to a 2 inch pipe fence post (found) for an angle break in the Northeast line of these 29.51 acres;

THENCE: North 88 Deg. 17 Min. 19 Sec. East, over and across the remainder of the called 149.371 acres, a distance of 172.87 feet to a 2 inch pipe fence post (found) for an angle break in the Northeast line of these 29.51 acres;

THENCE: South 15 Deg. 52 Min. 23 Sec. West, over and across the remainder of the called 149.371 acres, a distance of 338.81 feet to a 2 inch pipe fence post (found) for an angle break in the Northeast line of these 29.51 acres;

THENCE: South 57 Deg. 24 Min. 20 Sec. East, over and across the remainder of the called 149.371 acres, a distance of 214.10 feet to a 2 inch pipe fence post (found) for an angle break in the Northeast line of these 29.51 acres;

THENCE: South 25 Deg. 28 Min. 15 Sec. East, over and across the remainder of the called 149.371 acres, a distance of 334.43 feet to a 2 inch pipe fence post (found) for an angle break in the Northeast line of these 29.51 acres;

THENCE: South 20 Deg. 41 Min. 54 Sec. East, over and across the remainder of the called 149.371 acres, a distance of 163.67 feet to a 2 inch pipe fence post (found) for an angle break in the Northeast line of these 29.51 acres;

THENCE: South 37 Deg. 56 Min. 18 Sec. East, over and across the remainder of the called 149.371 acres, a distance of 127.51 feet to a 2 inch pipe fence post (found) for an angle break in the Northeast line of these 29.51 acres;

THENCE: North 63 Deg. 45 Min. 50 Sec. East, over and across the remainder of the called 149.371 acres, a distance of 54.89 feet to a 2 inch pipe fence post (found) for an angle break in the Northeast line of these 29.51 acres;

THENCE: South 81 Deg. 11 Min. 41 Sec. East, over and across the remainder of the called 149.371 acres, a distance of 44.44 feet to a 2 inch pipe fence post (found) for an angle break in the Northeast line of these 29.51 acres;


THENCE: North 82 Deg. 00 Min. 56 Sec. East, over and across the remainder of the called 149.371 acres, a distance of 54.17 feet to a 2 inch pipe fence post (found) for the East corner of these 29.51 acres. Said corner also being on the Southeast line of the remainder of the called 149.371 acres and being on the Northwest right of way line of Van Zandt County Road No. 1318;

THENCE: South 37 Deg. 33 Min. 29 Sec. West, along the Southeast line of the remainder of the called 149.371 acres and the Northwest right of way line of Van Zandt County Road No. 1318, a distance of 313.68 feet back to the **POINT OF BEGINNING** and containing a 29.51 acre tract of land.

Bearings are ground and based on the Texas State Plane Coordinate System, North Central Zone (NAD83, CORS96) referenced to the Smartnet RTK Network. Reference made to Plat of Survey prepared even date (C230105).

I, Jeff D. Douglas, Registered Professional Land Surveyor, do hereby certify that the above description was prepared from an actual survey made on the ground under my direction and supervision during the month of August, 2023.

GIVEN UNDER MY HAND AND SEAL, this the 4th day of January, 2023.



Jeff D. Douglas
Registered Professional
Land Surveyor No. 5757

