

METES AND BOUNDS DESCRIPTION  
0.060 ACRE


All that certain tract or parcel containing 0.060 acre of land in the B. F. Lynn Survey, A-243, Marion County, Texas, being all of two tracts which were called 0.0264 acre and 0.3207 acre and conveyed from Brandon Smith to Michael Blackshear, et al, by an instrument of record in Volume 1072, Page 207, of the Marion County Official Public Records, (MCOPR), said 0.060 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:


BEGINNING at a 1/2" iron rod found for an east corner, being the east corner of said 0.0264 acre tract, southeast corner of a tract which was called 124.35 acres and conveyed from Cass County Lumber Co., Inc., to George Edward Teel, et ux, by an instrument of record in Volume 582, Page 479, of the Marion County Deed Records, (MCDR), and southwest corner of a tract which was called 4.3368 acres and conveyed from Cass County Lumber Co., Inc., to James H. Verschoyle and Kathleen Brooks Vershoyle, Trustees, by an instrument of record in Volume 1033, page 535, MCOPR, lying in the south right of way (R-O-W) line of County Road (CR) #3215, a public road;

THENCE N59°06'09"W, along the south line of said 0.0264 acre tract and south R-O-W line of CR #3215, at 99.97 feet pass a 5/8" iron rod found online, being the southwest corner of said 0.0264 acre tract and southeast corner of said 0.3207 acre tract, and continuing along the common line of said 0.3207 acre tract and south R-O-W line of CR #3215 for a distance in all of 150.01 feet to a 5/8" iron rod found for southwest corner, being the southwest corner of said 0.3207 acre tract and southeast corner of a tract which was called Tract Two: being 0.122 acre, LOT 8, and conveyed from Linda Thorson, et al, to William C. Reynolds, Jr., by an instrument of record in Volume 878, Page 413, MCOPR;

THENCE N39°07'25"E, 34.97 feet, along the common line of said 0.3207 acre tract, said Tract Two, and crossing CR #3215 to a 5/8" iron rod found for northwest corner, being the northwest corner of said 0.3207 acre tract and northeast corner of said Tract Two, lying in the south line of said 124.35 acre tract;

THENCE S45°40'45"E, along the common line of said 0.3207 acre tract and said 124.35 acre tract, at 50.08 feet pass a 5/8" iron rod found online, being the northeast corner of said 0.3207 acre tract and northwest corner of said 0.0264 acre tract, and continuing along the common line of said 0.0264 and said 124.35 acre tract for a distance in all of 149.08 feet to the PLACE OF BEGINNING, containing 0.060 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 # 5232-007.

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



Compiled By:  
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Engineering • Architecture • Surveying  
Job No. 5232-007  
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