

DONNA R. W. CORBITT
VOLUME 1555, PAGE 36

S 89°41'38" E 737.49'

RONALL
BENNIE
REVOCAB.
VOLUME

WOOD
PUMP
HOUSE
CONCRETE

A/C
PAD
SEPTIC

ONE STORY
BRICK

A/C
PAD

APPROX. LOCATION ZONE X
NON FLOOD HAZARD AREA

263,090.04 SQ. FT.
6.039 ACRES

POND

APPROX. LOCATION ZONE A
100 YR. FLOOD HAZARD AREA

CONCRETE
WALL

STATE HIGHWAY NO. 243

N 85°48'51" W 568.58'

PLACE
BEGIN

ACCEPTED BY: _____

ROBERT E. AND CRISINDA D. DENTON
DOCUMENT NO. 2011-009184

CERIALD MONTGOMERY
VOLUME 1130, PAGE 73

S 01°08'05" E 381.84'

N 01°00'53" W 330.92'

N 85°34'13" W 172.63'

S CONDUCTED AND PREPARED
T AND IN CONJUNCTION WITH
N PROVIDED BY THE CLIENT.
D ASSOCIATES HAS MADE NO
R INDEPENDENT SEARCH FOR
OF EASEMENTS, RESTRICTIONS,
OR OTHER FACTS OR MATTERS
CT THE SUBJECT PROPERTY.
BEFORE YOU DIG, DIAL 811
WATION SAFETY SYSTEM)

STATE OF TEXAS:
COUNTY OF VAN ZANDT:

PROPERTY DESCRIPTION

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JOHN R. COGGIN SURVEY, ABSTRACT NO. 169, VAN ZANDT COUNTY, TEXAS, BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN DEED TO RAY STUTTS, RECORDED IN DOCUMENT NO. 2014-004495, OFFICIAL PUBLIC RECORDS, VAN ZANDT COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 243, SAID POINT BEING THE RECOGNIZED SOUTHEAST CORNER OF SAID STUTTS TRACT AND THE APPARENT SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO GERALD MONTGOMERY, RECORDED IN VOLUME 1130, PAGE 73, REAL RECORDS, VAN ZANDT COUNTY, TEXAS;

THENCE NORTH 85 DEGREES 48 MINUTES 51 SECONDS WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 568.58 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR ANGLE POINT;

THENCE NORTH 85 DEGREES 34 MINUTES 13 SECONDS WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 172.63 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED SOUTHWEST CORNER OF SAID STUTTS TRACT AND THE APPARENT SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO ROBERT E. AND CRISINDA D. DENTON, RECORDED IN DOCUMENT NO. 2011-009181, OFFICIAL PUBLIC RECORDS, VAN ZANDT COUNTY, TEXAS;

THENCE NORTH 01 DEGREES 00 MINUTES 53 SECONDS WEST, A DISTANCE OF 330.92 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE APPARENT EAST LINE OF SAID DENTON TRACT, SAID POINT BEING THE RECOGNIZED NORTHWEST CORNER OF SAID STUTTS TRACT AND THE APPARENT SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO DONNA R. W. CORBITT, RECORDED IN VOLUME 1555, PAGE 36, REAL RECORDS, VAN ZANDT COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 41 MINUTES 38 SECONDS EAST, A DISTANCE OF 737.49 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED NORTHEAST CORNER OF SAID STUTTS TRACT, THE APPARENT SOUTHEAST CORNER OF SAID CORBITT TRACT, THE APPARENT NORTHWEST CORNER OF SAID MONTGOMERY TRACT (VOLUME 1130, PAGE 73) AND THE APPARENT SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO RONALD AND BENNIE MONTGOMERY REVOCABLE LIVING TRUST, RECORDED IN VOLUME 2071, PAGE 234, REAL RECORDS, VAN ZANDT COUNTY, TEXAS;

THENCE SOUTH 01 DEGREES 08 MINUTES 05 SECONDS EAST, A DISTANCE OF 381.84 FEET TO THE PLACE OF BEGINNING AND CONTAINING 263,090.04 SQUARE FEET OR 6.039 ACRES OF LAND.

DONNA R. W. CORBITT
VOLUME 1555, PAGE 36

S 89°41'38" E 737.49'

ROBERT E. AND CRISINDA D. DENTON
DOCUMENT NO. 2011-009181

