

SSC**STANGER SURVEYING CANTON LLC**

P.O. BOX 336

BEN WHEELER, TEXAS 75754

TBPLS FIRM #10025701

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**G. SEITZ SURVEY, ABSTRACT NO. 807
VAN ZANDT COUNTY, TEXAS****METES AND BOUNDS DESCRIPTION FOR 2.01 ACRES OF LAND**

BEING 2.01 acres of land situated in the **G. SEITZ SURVEY, ABSTRACT NO. 807**, Van Zandt County, Texas, and being all of a called 2.00 acres to Jason Mayer, et ux. recorded in Document No. 2021-002782 of the Real Records of Van Zandt County, Texas. Said 2.01 acre tract of land being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod (found) for the Northwest corner of these 2.01 acres. Said corner also being the Northwest corner of the above referenced 2.00 acres (Doc. No. 2021-002782), being the westernmost Southwest corner of a called 45.92 acres to Gary Mayberry, et ux. recorded in Volume 955, Page 57 of the Deed Records of Van Zandt County, Texas, and being on the East right of way line of Farm to Market Road No. 1653;

THENCE: North 87 Deg. 36 Min. 27 Sec. East, along the North line of the 2.00 acres (Doc. No. 2021-002782) and the westernmost South line of the above referenced 45.92 acres, a distance of 362.38 feet to a 1/2 inch iron rod (found) for the Northeast corner of these 2.01 acres and also being the Northeast corner of the 2.00 acres (Doc. No. 2021-002782);

THENCE: South 01 Deg. 18 Min. 52 Sec. East, along the East line of the 2.00 acres (Doc. No. 2021-002782) and the southernmost West line of the 45.92 acres, a distance of 238.57 feet to a 1/2 inch iron rod (found) for the Southeast corner of these 2.01 acres. Said corner also being the Southeast corner of the 2.00 acres (Doc. No. 2021-002782), being the southernmost Southwest corner of the 45.92 acres, and being on the North line of a called 2.00 acres to Harold Cain recorded in Document No. 2009-008036 of the Real Records of Van Zandt County, Texas;

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THENCE: South 87 Deg. 33 Min. 02 Sec. West, along the South line of the 2.00 acres (Doc. No. 2021-002782) and the North line of the above referenced 2.00 acres (Doc. No. 2009-008036), a distance of 246.37 feet to a 1/2 inch iron rod (found) for an angle break in the South line of these 2.01 acres;

THENCE: South 09 Deg. 26 Min. 01 Sec. East, along the South line of the 2.00 acres (Doc. No. 2021-002782) and the North line of the 2.00 acres (Doc. No. 2009-008036), a distance of 11.16 feet to a 1/2 inch iron rod (found) for an angle break in the South line of these 2.01 acres;

THENCE: South 87 Deg. 17 Min. 18 Sec. West, along the South line of the 2.00 acres (Doc. No. 2021-002782) and the North line of the 2.00 acres (Doc. No. 2009-008036), a distance of 115.38 feet to a 1/2 inch iron rod (found) for the Southwest corner of these 2.01 acres. Said corner also being the Southwest corner of the 2.00 acres (Doc. No. 2021-002782) and being located on the East right of way line of Farm to Market Road No. 1653.

THENCE: North 01 Deg. 49 Min. 16 Sec. West, along the West line of the 2.00 acres (Doc. No. 2021-002782) and the East right of way line of Farm to Market Road No. 1653, a distance of 250.50 feet back to the POINT OF BEGINNING and containing a 2.01 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 (C220249).

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 November, 2022.

GIVEN UNDER MY HAND AND SEAL, this the 1st day of November, 2022

Jeff D. Douglas
Registered Professional
Land Surveyor No. 5757

