

A23-19 219 Berea 5

All that certain 0.84 acre tract of land situated in the Thurza Bruton Survey, A-23, Marion County, Texas, being part of a 1.06 acre tract in Vol. 905, Pg. 400, Marion County Deed Records, said 0.84 acre tract of land being more particularly described by metes and bounds as follows: (Bearing Basis: South line of Tract 2, Vol. 821, Pg. 268 as shown on plat by Ingram Engineering and Surveying Job No. 9152, September 1991)

Beginning at: A ½" iron rod found at a fence corner post on the West side of County Road Berea 5 for the Southeast corner of this tract, also the Northeast corner of a called 0.1120 acre tract, in Vol. 540, Pg. 446, a ½" iron rod found in the North right-of-way line of Texas Farm Road No. 728 and the West line of Berea 5 bears S 25° 25' 09" W, 585.86 feet;

Thence: N 64° 34' 21" W, (Basis of Bearings) 224.21 feet with a fence and common boundary of this tract and a tract for Pauline Wagner to a ½" iron rod found at a fence corner post for the Southwest corner of this tract and Tract 2, Vol. 821, Pg. 268, (Vol. 540, Pg. 441);

Thence: N 25° 25' 09" E, 90.00 feet with an old fence and the West line of Tract 2, Vol. 821, Pg. 268 to a ½" iron rod set for the Northwest corner of said Tract 2 and an angle corner of this tract;

Thence: N 15° 24' 02" E, 38.49 feet with an old fence to a ½" iron rod set for the Northwest corner of this tract, Southwest corner of a 0.22 acre tract surveyed this date, a ½" iron rod set for the Northwest corner of a 0.22 acre tract and Vol. 905, Pg. 400 bears N 15° 24' 02" E, 33.28 feet;

Thence: S 89° 16' 12" E, 87.26 feet with common boundary of the 0.22 acre tract surveyed this date to a chain link fence post for an angle corner of this tract;

Thence: S 67° 36' 01" E, 62.39 feet with common boundary of the 0.22 acre tract surveyed this date to a chain link fence post for an angle corner of this tract;

Thence: S 72° 56' 53" E, 80.06 feet with common boundary of the 0.22 acre tract surveyed this date to a ½" iron rod set on the West side of County Road Berea 5 for the Northeast corner of this tract, also the Southeast corner of the 0.22 acre tract, a 1-1/4" galvanized pipe found for the Corner of Vol. 906, Pg. 400 and the 0.22 acre tract bears N 09° 21' 09" W, 75.12 feet;

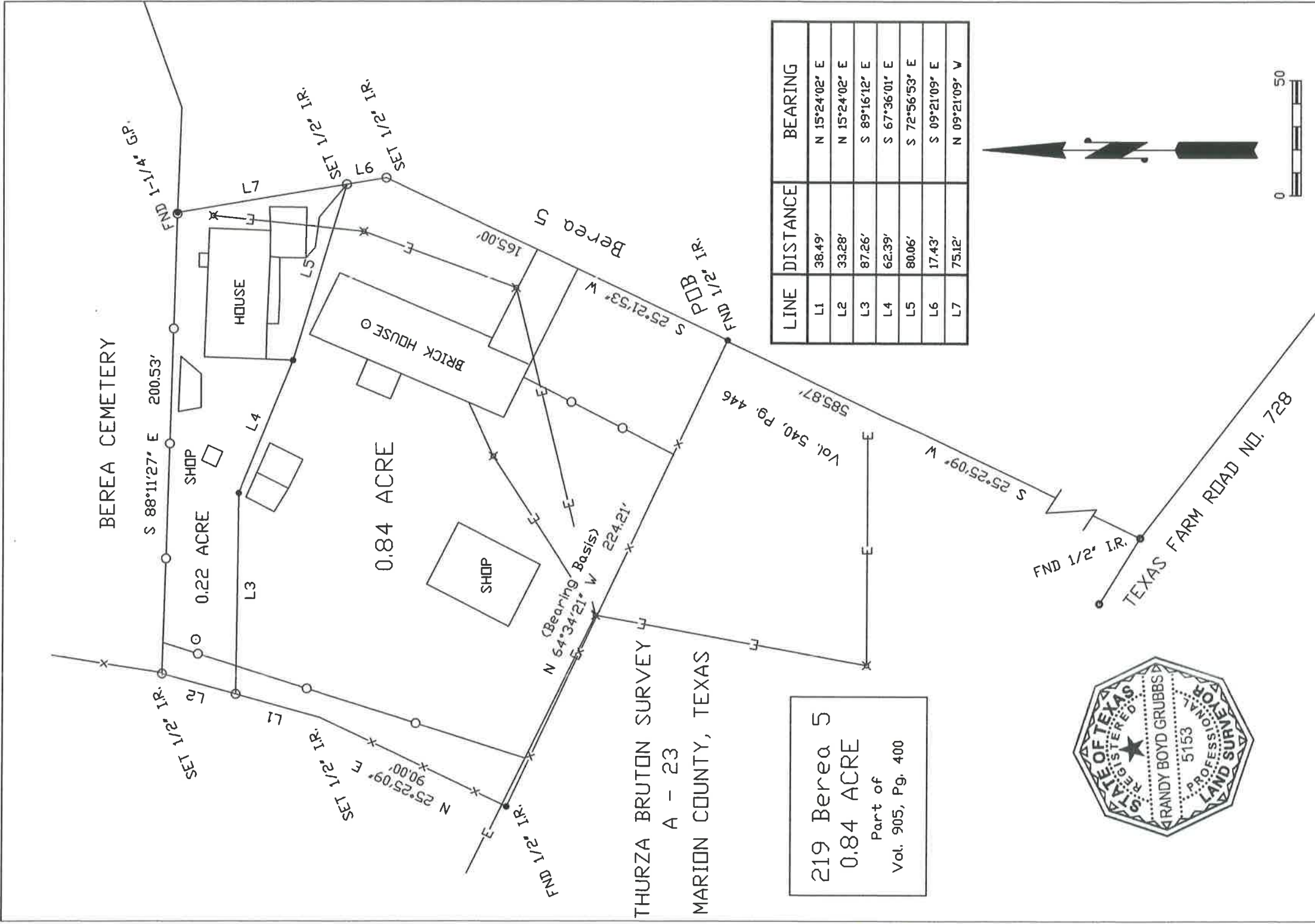
Thence: S 09° 21' 09" E, 17.43 feet to a ½" iron rod set on the West side of County Road Berea 5 for an angle corner of this tract;

Thence: S 25° 21' 53" W, 165.00 feet with the West side of County Road Berea 5 to the Point of Beginning, containing 0.84 acre of land, more or less..

I, Randy Boyd Grubbs, Registered Professional Land Surveyor No. 5153, do hereby certify that the above field notes are true and correct according to a survey made by me, March 29, 2019.


Randy Boyd Grubbs R.P.L.S. No. 5153





219 Berea 5
0.84 ACRE
Part of
Vol. 905, Pg. 400



I, Randy Boyd Grubbs, Registered Professional Land Surveyor hereby certify that this reflects a survey made upon the ground, under my supervision, that the metes and bounds, shown hereon truly represents the boundaries of the property, that there are no encroachments or visible easements on or across the property, except as shown. March 29, 2019.

Randy Boyd Grubbs

Randy Boyd Grubbs

Registered Professional Land Surveyor No. 5153



Scale: 1" = 50'
Bearing Basis:
Vol. 821, Pg. 268

RANDY BOYD GRUBBS
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