

A23-19 225 Berea 5

All that certain 0.22 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 0.22 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 1-1/4" galvanized pipe found on the West side of County Road Berea 5 for the Northeast corner of this tract and Vol. 905, Pg. 400;

Thence: S 09° 21' 09" E, 75.12 feet with the West side of County Road Berea 5 to a 1/2" iron rod for the Southeast corner of this tract, also the Northeast corner of a 0.84 acre tract surveyed this date, a 1/2" iron rod set for an angle corner of the 0.84 acre tract bears S 09° 21' 09" E, 17.43 feet;

Thence: N 72° 56' 53" W, 80.06 feet with common boundary of the 0.84 acre tract surveyed this date to a chain link fence post for an angle corner of this tract;

Thence: N 67° 36' 01" W, 62.39 feet with common boundary of the 0.84 acre tract surveyed this date to a chain link fence post for an angle corner of this tract;

Thence: N 89° 16' 12" W, 87.26 feet with common boundary of the 0.84 acre tract surveyed this date to a 1/2" iron rod set for the Southwest corner of this tract, Northwest corner of the 0.84 acre tract, a 1/2" iron rod set for an angle of the 0.84 acre tract surveyed this date bears S 15° 24' 02" W, 38.49 feet;

Thence: N 15° 24' 02" E, 33.28 feet to a 1/2" iron rod set for the Northwest corner of this tract;

Thence: S 89° 11' 27" E, 200.53 feet with common boundary of the Berea Cemetery to the Point of Beginning, containing 0.22 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



