

METES AND BOUNDS DESCRIPTION
20.33 ACRE TRACT
W. A. BRACKEN SURVEY
ABSTRACT NUMBER 134
HARDIN COUNTY, TEXAS

Being a tract or parcel containing 20.33 acres of land out of and a part of the W. A. Bracken Survey, Abstract Number 134, Hardin County, Texas, and being that same called 20.3446 acre tract, Tract 3, as shown on a survey by M. W. Whiteley, R.P.L.S. 3636, said 20.33 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found at the Northwest corner of a 20.00 acre tract recorded in Volume X, Page 630, Deed Records of Hardin County, Texas and also being the Northwest corner of the E. E. Smith Survey, Abstract Number 537 and the Northeast corner of said W. A. Bracken Survey and being in the South line of the Samuel Rogers Survey, Abstract Number 430;

THENCE, South 04 deg. 08 min. 50 sec. East, along the East line of said W. A. Bracken Survey and the West line of said E. E. Smith Survey and said 20.00 acre tract for a distance of 475.82 feet to a painted tree found for corner;

THENCE, South 02 deg. 49 min. 13 sec. East, along the East line of said W. A. Bracken Survey and the West line of said E. E. Smith Survey and said 20.00 acre tract for a distance of 135.48 feet to a 5/8-inch iron rod found in the North right-of-way line of the G. C. & S. F. Railroad 200.00 foot right-of-way;

THENCE, North 81 deg. 44 min. 18 sec. West, along the North right-of-way line of said G. C. & S. F. Railroad for a distance of 2,965.38 feet to a 5/8-inch iron rod found in a South line of a 647.53 acre tract recorded in Volume 1651, Pages 1-255, Official Public Records of Hardin County, Texas and also being in the North line of said W. A. Bracken Survey and the South line of said Samuel Rogers Survey;

THENCE, North 86 deg. 22 min. 56 sec. East, along the North line of said W. A. Bracken Survey and the South line of said Samuel Rogers Survey and said 647.53 acre tract for a distance of 2,153.77 feet to a 3/4-inch iron pipe found for corner;

THENCE, North 86 deg. 19 min. 05 sec. East, along the North line of said W. A. Bracken Survey and the South line of said Samuel Rogers Survey at 444.47 feet pass a 3/4-inch iron pipe found North of line and continuing for a total distance of 745.59 feet to the POINT OF BEGINNING and containing 20.33 acres of land.

Note: Bearings, distances and coordinates referenced to the Texas State Plane Coordinate System, Central Zone (4203), NAD 83. Grid scale factor: 0.999909022.

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03/24/15

