



**METES AND BOUNDS DESCRIPTION**  
**40.93 ACRES OF LAND**  
**SARAH McDONALD SURVEY, ABSTRACT NO. 382**  
**WOOD COUNTY, TEXAS**

**BEING** 40.93 acres of land situated in the Sarah McDonald Survey, Abstract No. 382, Wood County, Texas, being the residue of that certain called 50 acre tract off the south side of 99 acres described in a deed from Ulas L. Hurley and wife, Melba Hurley to Frankie J. Wilcoxon, as recorded in Volume 377, Page 58 of the Deed Records of Wood County, Texas, said 40.93 acres of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2" iron rod (found) at the southeast corner of the above referenced 50 acre tract, and being at the northeast corner of that certain called 11.432 acre tract of land described as Tract No. 4 in a warranty deed to Juanita Marie Morrow, as recorded in Volume 1419, Page 828 of the Real Property Records of Wood County, Texas, and being in the southwest right of way line of State Highway 154, and being at the southeast corner of the herein described tract;

**THENCE** South 87°41'22" West, at a distance of 796.49 feet pass a 1/2" iron rod (found on line) at the northwest corner of the above mentioned 11.432 acre tract, same being the northeast corner of that certain called 1.954 acre tract described in a warranty deed to Juanita Marie Morrow, as recorded in Document Number 2014-00003166 of the Official Public Records of Wood County, Texas, at a distance of 872.22 feet pass a 1/2" iron rod (found 0.25' right of line) at the northwest corner of the above mentioned 1.954 acre tract, same being the northeast corner of that certain called 57.781 acre tract described as Tract No. 2 in a warranty deed to Juanita Marie Morrow, as recorded in Volume 1419, Page 828 of the Real Property Records of Wood County, Texas, at a distance of 1659.84 feet pass a 1/2" iron rod (found on line) at the northwest corner of the above mentioned 57.781 acre tract, same being the northeast corner of that certain called 41.000 acre tract described as Tract No. 5 in a warranty deed to David Targee Smith and wife, Juanita Marie Morrow, as recorded in Volume 1411, Page 485 of the Real Property Records of Wood County, Texas, at a distance of 1912.22 feet pass a 5/8" iron rod (found 2.96' right of line) at the northeast corner of the residue of that certain called 7.00 acre tract described in a warranty deed with vendor's lien to Don Hagler, as recorded in Volume 1872, Page 669 of the Real Property Records of Wood County, Texas, and continue for a total distance of 2134.27 feet to a 1/2" iron rod with cap marked "HALO 5984" (set) at the southwest corner of the above mentioned 50 acre tract, and being the southwest corner of the herein described tract, from which a 6" treated wooden fence corner post (found) bears North 01°56'48" West, a distance of 4.58 feet;

**THENCE** North 01°56'48" West, for a distance of 755.63 feet, generally with a fence along the west line of said 50 acre tract to a 1/2" iron rod with cap marked "HALO 5984" (set) in the south right of way line of Farm to Market Road 515, from which a concrete monument (found) bears North 75°18'13" East, a distance of 1.94 feet, and an iron bolt (found) at the northwest corner of said 50 acre tract bears North 01°56'48" West, a distance of 411.51, and being the northwest corner of the herein described tract;

**THENCE** North 75°18'13" East, for a distance of 1505.30 feet to a concrete monument (found) at an angle break in the south right of way line of said Farm to Market Road 515, and being an angle break in the north line of the herein described tract;

**THENCE** South 65°45'55" East, for a distance of 218.19 feet to a concrete monument (found) at an angle break in the west right of way line of said State Highway 154, and being an angle break in the northeast line of the herein described tract;

**THENCE** South 26°40'36" East, for a distance of 298.07 feet to a concrete monument (found) at an angle break in the west right of way line of said State Highway 154, and being an angle break in the northeast line of the herein described tract;

**THENCE** South 37°38'49" East, for a distance of 101.07 feet to a concrete monument (found) at an angle break in the west right of way line of said State Highway 154, and being in the east line of said 50 acre tract, and being an angle break in the northeast line of the herein described tract;

**PAGE 2 OF 2 – 40.93 ACRE TRACT**


**THENCE** South 26°34'14" East, for a distance of 687.76 feet, back to the place of beginning and containing 40.93 acres of land.

Bearings are based upon the Texas Coordinate System, North Central Zone, North American Datum of 1983 as determined by GPS observations.

See Plat of Survey prepared even date.

I, James Crawford, Registered Professional Land Surveyor, do hereby certify that the above description was prepared from an actual survey made on the ground under my supervision during the month of April, 2019.

**GIVEN UNDER MY HAND AND SEAL**, this the 25th day of April, 2019.

  
James Crawford  
Registered Professional  
Land Surveyor No. 5984

