

METES AND BOUNDS DESCRIPTION
92.361 ACRES

All that certain tract or parcel containing 92.361 acres of land in the Ruth Peckum Survey, A-374, Kaufman County, Texas, being a portion of two tracts: 1) a tract which was called 84.947 acres and conveyed from Edna Dugan Hurley, et al, to H. Richard Pascoe, et ux, by an instrument of record in Volume 638, Page 233, of the Deed Records of Kaufman County, Texas, (DRKCT), and 2) a tract which was called 10.00 acres and conveyed from Larry Wayne Loggins, et ux, to H. Richard Pascoe, et ux, by an instrument of record in Volume 678, Page 377, DRKCT, said 92.361 acres being more particularly described by metes and bounds as follows, basing bearings on the Texas Coordinate System of 1983, (NAD 83) North Central Zone, to wit:

BEGINNING at a 1/2" iron rod found for north corner, being the north corner of said 84.947 acre tract, west corner of a tract which was called 20.39 acres and conveyed from Sammie C. Bland, et ux, to Mike Pennington, et ux, by an instrument of record in Volume 1582, Page 186, DRKCT, south corner of a tract which was called 49.2168 acres and conveyed from H. Richard Pascoe, et ux, to Thomas Richard Briscoe, et ux, by an instrument of record in Volume 1217, Page 97, DRKCT, and east corner of a tract which was called 20.00 acres and conveyed from Old Adam Phillips, Ltd., to Thomas Richard Briscoe, et ux, by an instrument of record in Volume 5637, Page 282, DRKCT;

THENCE S46°02'00"E, along the common line of said 84.947 acre tract and said 20.39 acre tract, at 1,862.25 feet, pass a 1/2" iron rod found for south corner of said 20.39 acre tract, and continuing along the north line of said 84.947 acre tract for a distance in all of 1,865.13 feet to a point for east corner, lying in the northwest Right-Of-Way (R-O-W) line of Valley View Road, 60' wide R-O-W;

THENCE S43°50'39"W, 1,141.19 feet, crossing said 84.947 acre tract, said 10.00 acre tract, and northwest R-O-W line of Valley View Drive to a point for angle corner in an old elm tree;

THENCE S34°35'38"W, 125.59 feet, continuing across said 10.00 acre tract and northwest R-O-W line of Valley View Drive to a 5/8" iron rod set for angle corner, lying in the common line of said 10.00 acre tract and a tract which was called 6.04 acres and conveyed from Scott McWilliams, et ux, to Mary Deanne Rose and Gordon Spriggs, by an instrument of record in Volume 5699, Page 355, DRKCT;

THENCE S43°37'41"W, 867.09 feet, along the common line of said 10.00 acre tract and said 6.04 acre tract to a 1/2" iron rod found for south corner, being a reference rod found for said 6.04 acre tract, lying in the northeast R-O-W line of University Drive;

THENCE N46°57'40"W, 589.96 feet, crossing said 10.00 acre tract, said 84.947 acre tract, and along the northeast R-O-W line of University Drive to a 1/2" iron rod found for most southerly west corner, lying in the southeast line of a tract which was called 2.00 acres and conveyed from Old Adam Phillips, Ltd. to Aaron Andrew Grayson, et ux, by an instrument of record in Volume 5590, Page 351, DRKCT;

THENCE departing University Drive, N42°58'40"E, 274.88 feet, along the southeast line of said 2.00 acre tract to a fence corner post found for interior corner, being the east corner of said 2.00 acre tract;

THENCE N46°58'23"W, 295.12 feet, along the northeast line of said 2.00 acre tract to a 1/2" iron rod found for interior corner, being the north corner of said 2.00 acre tract;


THENCE S42°58'38"W, 275.14 feet, along the northwest line of said 2.00 acre tract to a 1/2" iron rod found for most westerly south corner, lying in the northeast R-O-W line of University Drive;

THENCE N47°00'40"W, 1,075.61 feet, crossing said 84.947 acre tract and along the northeast R-O-W line of University Drive to a 1/2" iron rod found for west corner, lying in the common line of said 84.947 acre tract and a 0.865 acre tract being the residue of a called 138.1543 acres conveyed from Old Adam Phillips, LTD to Clint Crabtree, et ux Volume 5610, Page 31, DRKCT;

THENCE N45°46'33"E, 430.69 feet along the common line of said 84.947 acre tract and said 138.1543 tract to a 1/2" iron rod found for angle corner, being the east corner of said 138.1543 tract and most easterly south corner of a tract which was called 65.14 acres and conveyed from Old Adam Phillips, Ltd. to Brian Briscoe, et ux, by an instrument of record Volume 5637, Page 277, DRKCT;

THENCE N45°43'39"E, 1,245.15 feet, along the common line of said 84.947 acre tract and said 65.14 acre tract to a 1/2" iron rod found for angle corner, being the east corner of said 65.14 acre tract and south corner of the aforementioned 20.00 acre tract;

THENCE N45°46'01"E, 490.39 feet, along the common line of said 84.947 acre tract and said 20.00 acre tract to the PLACE OF BEGINNING, containing 92.361 acres of land, more or less. As a part of this professional service, a certified plat has been prepared by Johnson & Pace Incorporated under Job # 4538-001;


Bruce K. Rucker
Professional Land Surveyor
Texas Registration No. 6169



Compiled By:
Johnson & Pace Incorporated
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Engineering • Architecture • Surveying
Job No. 4538-001
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