

METES AND BOUNDS DESCRIPTION
0.865 ACRE

All that certain tract or parcel containing 0.865 acre of land in the Ruth Peckum Survey, A-374, Kaufman County, Texas, being a portion of a tract which was called 138.1543 acres and conveyed from The City of University Park to H. Richard Pascoe, by an instrument of record in Volume 1217, Page 94, of the Deed Records of Kaufman County, Texas, (DRKCT), said 0.865 acre 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 east corner, being the 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, lying in the common line of said 138.1543 acre tract and 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, DRKCT;

THENCE S45°46'33"W, 430.69 feet, along the common line of said 138.1543 acre tract and said 84.947 acre tract to a 1/2" iron rod found for south corner, lying in the northeast Right-of-Way (R-O-W) line of University Drive, a public road;

THENCE N47°05'38"W, 76.77 feet, crossing said 138.1543 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 east line of a tract which was called 2.09 acres and conveyed from Old Adam Phillips, Ltd. to Clint Crabtree, et ux, by an instrument of record in Volume 5610, Page 31, DRKCT;

THENCE departing University Drive, N43°02'40"E, 435.11 feet, along the east line of said 2.09 acre tract to a 2" steel fence post for north corner;

THENCE S44°10'38"E, 97.41 feet, crossing said 138.1543 acre tract to the PLACE OF BEGINNING, containing 0.865 acre 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:
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Engineering • Architecture • Surveying
Job No. 4538-001
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