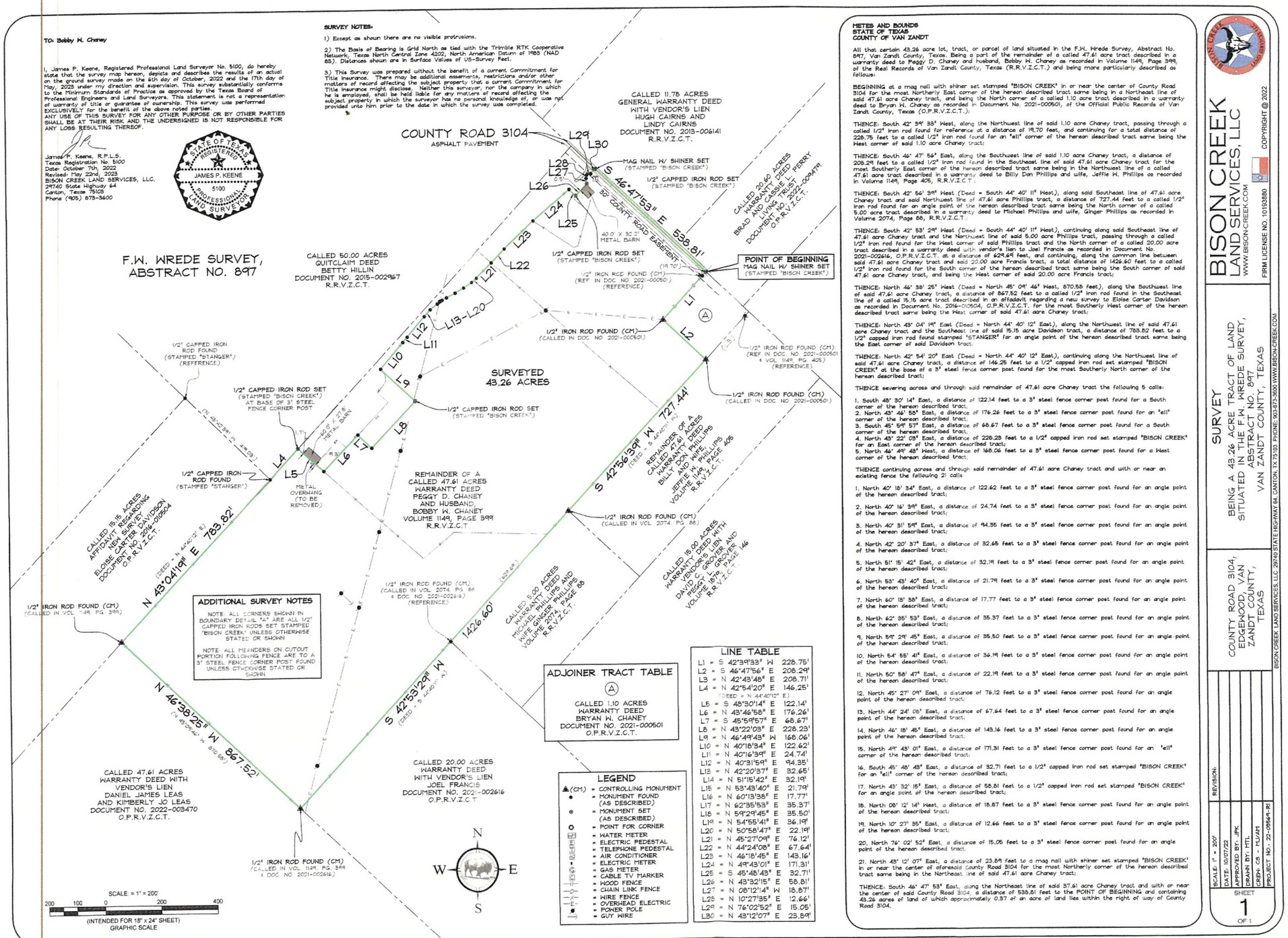

LINE TABLE			
L1	= S 42°39'33" W		228.75'
L2	= S 46°47'56" E		208.29'
L3	= N 42°43'48" E		208.71'
L4	= N 42°54'20" E		146.25'
	(DEED = N 44°40'12" E)		
L5	= S 48°30'14" E		122.14'
L6	= N 43°46'58" E		176.26'
L7	= S 45°59'57" E		68.67'
L8	= N 43°22'03" E		228.23'
L9	= N 46°49'43" W		168.06'
L10	= N 40°18'34" E		122.62'
L11	= N 40°16'39" E		24.74'
L12	= N 40°31'59" E		94.35'
L13	= N 42°20'37" E		32.65'
L14	= N 51°15'42" E		32.19'
L15	= N 53°43'40" E		21.79'
L16	= N 60°13'38" E		17.77'
L17	= N 62°35'53" E		35.37'
L18	= N 54°29'45" E		35.50'
L19	= N 54°55'41" E		36.19'
L20	= N 50°58'47" E		22.19'
L21	= N 45°27'09" E		76.12'
L22	= N 44°24'08" E		67.64'
L23	= N 46°18'45" E		143.16'
L24	= N 49°43'01" E		171.31'
L25	= S 45°48'43" E		32.71'
L26	= N 43°32'15" E		58.81'
L27	= N 08°12'14" W		18.87'
L28	= N 10°27'35" E		12.66'
L29	= N 76°02'52" E		15.05'
L30	= N 43°12'07" E		23.89'

METES AND BOUNDS
STATE OF TEXAS
COUNTY OF VAN ZANDT

All that certain 43.26 acre lot, tract, or parcel of land situated in the F.W. Wrede Survey, Abstract No. 897, Van Zandt County, Texas. Being a part of the remainder of a called 47.61 acre tract described in a warranty deed to Peggy D. Chaney and husband, Bobby W. Chaney as recorded in Volume 1149, Page 399, of the Real Records of Van Zandt County, Texas (R.R.V.Z.C.T.) and being more particularly described as follows:

BEGINNING at a mag nail with shiner set stamped "BISON CREEK" in or near the center of County Road 3104 for the most Northerly East corner of the hereon described tract same being in a Northeast line of said 47.61 acre Chaney tract, and being the North corner of a called 1.10 acre tract described in a warranty deed to Bryan W. Chaney as recorded in Document No. 2021-000501, of the Official Public Records of Van Zandt County, Texas (O.P.R.V.Z.C.T.);

THENCE: South 42° 39' 33" West, along the Northwest line of said 1.10 acre Chaney tract, passing through a called 1/2" iron rod found for reference at a distance of 19.70 feet, and continuing for a total distance of 228.75 feet to a called 1/2" iron rod found for an "ell" corner of the hereon described tract same being the West corner of said 1.10 acre Chaney tract;

THENCE: South 46° 47' 56" East, along the Southwest line of said 1.10 acre Chaney tract, a distance of 208.29 feet to a called 1/2" iron rod found in the Southeast line of said 47.61 acre Chaney tract for the most Southerly East corner of the hereon described tract same being in the Northwest line of a called 47.61 acre tract described in a warranty deed to Billy Don Phillips and wife, Jeffie W. Phillips as recorded in Volume 1149, Page 405, R.R.V.Z.C.T.;

THENCE: South 42° 56' 39" West (Deed = South 44° 40' 11" West), along said Southeast line of 47.61 acre Chaney tract and said Northwest line of 47.61 acre Phillips tract, a distance of 727.44 feet to a called 1/2" iron rod found for an angle point of the hereon described tract same being the North corner of a called 5.00 acre tract described in a warranty deed to Michael Phillips and wife, Ginger Phillips as recorded in Volume 2074, Page 88, R.R.V.Z.C.T.;

THENCE: South 42° 53' 29" West (Deed = South 44° 40' 11" West), continuing along said Southeast line of 47.61 acre Chaney tract and the Northwest line of said 5.00 acre Phillips tract, passing through a called 1/2" iron rod found for the West corner of said Phillips tract and the North corner of a called 20.00 acre tract described in a warranty deed with vendor's lien to Joel Francis as recorded in Document No. 2021-002616, O.P.R.V.Z.C.T. at a distance of 624.60 feet, and continuing, along the common line between said 47.61 acre Chaney tract and said 20.00 acre Francis tract, a total distance of 1426.60 feet to a called 1/2" iron rod found for the South corner of the hereon described tract same being the South corner of said 47.61 acre Chaney tract, and being the West corner of said 20.00 acre Francis tract;

THENCE: North 46° 38' 25" West (Deed = North 45° 04' 42" West, 870.98 feet), along the Southwest line of said 47.61 acre Chaney tract, a distance of 867.52 feet to a called 1/2" iron rod found in the Southeast line of a called 15.15 acre tract described in an affadavit regarding a new survey to Eloise Carter Davidson as recorded in Document No. 2016-010504, O.P.R.V.Z.C.T. for the most Southerly West corner of the hereon described tract same being the West corner of said 47.61 acre Chaney tract;

THENCE: North 43° 04' 19" East (Deed = North 44° 40' 12" East), along the Northwest line of said 47.61 acre Chaney tract and the Southeast line of said 15.15 acre Davidson tract, a distance of 783.82 feet to a 1/2" capped iron rod found stamped "STANGER" for an angle point of the hereon described tract same being the East corner of said Davidson tract.

THENCE: North 42° 54' 20" East (Deed = North 44° 40' 12" East), continuing along the Northwest line of said 47.61 acre Chaney tract, a distance of 146.25 feet to a 1/2" capped iron rod set stamped "BISON CREEK" at the base of a 3" steel fence corner post found for the most Southerly North corner of the hereon described tract;

THENCE severing across and through said remainder of 47.61 acre Chaney tract the following 5 calls:

1. South 48° 30' 14" East, a distance of 122.14 feet to a 3" steel fence corner post found for a South corner of the hereon described tract;
2. North 43° 46' 58" East, a distance of 176.26 feet to a 3" steel fence corner post found for an "ell" corner of the hereon described tract;
3. South 45° 59' 57" East, a distance of 68.67 feet to a 3" steel fence corner post found for a South corner of the hereon described tract;
4. North 43° 22' 03" East, a distance of 228.23 feet to a 1/2" capped iron rod set stamped "BISON CREEK" for an East corner of the hereon described tract;
5. North 46° 49' 43" West, a distance of 168.06 feet to a 3" steel fence corner post found for a West corner of the hereon described tract;

THENCE continuing across and through said remainder of 47.61 acre Chaney tract and with or near an existing fence the following 21 calls:

1. North 40° 18' 34" East, a distance of 122.62 feet to a 3" steel fence corner post found for an angle point of the hereon described tract;
2. North 40° 16' 39" East, a distance of 24.74 feet to a 3" steel fence corner post found for an angle point of the hereon described tract;
3. North 40° 31' 59" East, a distance of 94.35 feet to a 3" steel fence corner post found for an angle point of the hereon described tract;
4. North 42° 20' 37" East, a distance of 32.65 feet to a 3" steel fence corner post found for an angle point of the hereon described tract;
5. North 51° 15' 42" East, a distance of 32.19 feet to a 3" steel fence corner post found for an angle point of the hereon described tract;
6. North 53° 43' 40" East, a distance of 21.79 feet to a 3" steel fence corner post found for an angle point of the hereon described tract;
7. North 60° 13' 38" East, a distance of 17.77 feet to a 3" steel fence corner post found for an angle point of the hereon described tract;
8. North 62° 35' 53" East, a distance of 35.37 feet to a 3" steel fence corner post found for an angle point of the hereon described tract;
9. North 54° 29' 45" East, a distance of 35.50 feet to a 3" steel fence corner post found for an angle point of the hereon described tract;
10. North 54° 55' 41" East, a distance of 36.19 feet to a 3" steel fence corner post found for an angle point of the hereon described tract;
11. North 50° 58' 47" East, a distance of 22.19 feet to a 3" steel fence corner post found for an angle point of the hereon described tract;
12. North 45° 27' 09" East, a distance of 76.12 feet to a 3" steel fence corner post found for an angle point of the hereon described tract;
13. North 44° 24' 08" East, a distance of 67.64 feet to a 3" steel fence corner post found for an angle point of the hereon described tract;
14. North 46° 18' 45" East, a distance of 143.16 feet to a 3" steel fence corner post found for an angle point of the hereon described tract;
15. North 49° 43' 01" East, a distance of 171.31 feet to a 3" steel fence corner post found for an "ell" corner of the hereon described tract;
16. South 45° 48' 43" East, a distance of 32.71 feet to a 1/2" capped iron rod set stamped "BISON CREEK" for an "ell" corner of the hereon described tract;
17. North 43° 32' 15" East, a distance of 58.81 feet to a 1/2" capped iron rod set stamped "BISON CREEK" for an angle point of the hereon described tract;
18. North 08° 12' 14" West, a distance of 18.87 feet to a 3" steel fence corner post found for an angle point of the hereon described tract;
19. North 10° 27' 35" East, a distance of 12.66 feet to a 3" steel fence corner post found for an angle point of the hereon described tract;
20. North 76° 02' 52" East, a distance of 15.05 feet to a 3" steel fence corner post found for an angle point of the hereon described tract;
21. North 43° 12' 07" East, a distance of 23.89 feet to a mag nail with shiner set stamped "BISON CREEK" in or near the center of aforesaid County Road 3104 for the most Northerly corner of the hereon described tract same being in the Northeast line of said 47.61 acre Chaney tract;

THENCE: South 46° 47' 53" East, along the Northeast line of said 37.61 acre Chaney tract and with or near the center of said County Road 3104, a distance of 538.81 feet to the POINT OF BEGINNING and containing 43.26 acres of land of which approximately 0.37 of an acre of land lies within the right of way of County Road 3104.

BISON CREEK LAND SERVICES
LAND SURVEYING
BISON CREEK LAND SERVICES, LLC
WWW.BISON-CREEK.COM
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SURVEY
BEING A 43.26 ACRE TRACT OF LAND SITUATED IN THE F.W. WREDE SURVEY, ABSTRACT NO. 897 VAN ZANDT COUNTY, TEXAS

COUNTY ROAD 3104, EDGEWOOD, VAN ZANDT COUNTY, TEXAS

BISON CREEK LAND SERVICES, LLC 24740 STATE HIGHWAY 64, CANTON, TX 75103 PHONE: 903-873-3600 WWW.BISON-CREEK.COM

SCALE: 1" = 200'	REVISION:
DATE: 10/07/22	
APPROVED BY: JPK	
DRAWN BY: MTL	
CADD: C:\...\	
PROJECT NO.: 22-09641-R1	

SHEET 1 OF 1