

HANEY'S ENGINEERING AND LAND SURVEYING
TBPLS FIRM NO. 10158600
P.O. BOX 1564
HAWKINS, TX 75765
PHONE 903 363-8852

Field Notes-0.413 Ac.
T. J. Shaw Survey, A-759
Van Zandt County, Texas

Being all of that certain lot, tract or parcel of land situated in the T. J. Shaw Survey, Abstract No. 759, Van Zandt County, Texas, being all of that called First Tract and all of that called Second Tract conveyed to Robert W. Pickens, Sr. according to the deed recorded in County Clerk Doc. No. 2018-004365 Official Public Records Van Zandt County, Texas (OPRVZCT), said First Tract being the North 30 feet of Lot 10 and all of Lot 11 and all of Lot 12, Block 40 of Coopers Addition to the City of Edgewood according to the plat recorded in Volume 85, Page 128 Deed Records Van Zandt County, Texas, said Second Tract being the South 20 feet of a 60 foot wide right of way for Montgomery Street(unimproved) according to said Coopers Addition plat, said lot, tract or parcel of land being more particularly described as follows:

Beginning at a set $\frac{1}{2}$ " iron rod with yellow cap stamped "Haney 6082" at the southeast corner of said First Tract, being in the East line of said Lot 10, a found PK nail near the centerline of Brandon Street and at the southeast corner of said Lot 10 bears South 00 degrees 15 minutes 06 seconds East, a distance of 20.00 feet;

Thence across said Lot 10 and along the South line of said First Tract along the North right of way line of Brandon Street, South 89 degrees 20 minutes 52 seconds West, a distance of 120.00 feet to a set $\frac{1}{2}$ " iron rod with yellow cap stamped "Haney 6082" at the southwest corner of said First Tract, being in the West line of said Lot 10, being the intersection of the East right of way line of Austin Street and the North right of way line of Brandon Street;

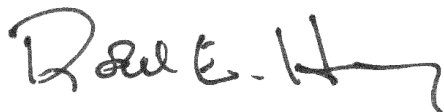
Thence along the West line of said First Tract and along the West line of Lots 10, 11 and 12 and along the East right of way line of Austin Street, North 00 degrees 15 minutes 06 seconds West, at a distance of 130.00 feet pass the northwest corner of said Lot 12, continue a total distance of 150.00 feet to a set $\frac{1}{2}$ " iron rod with yellow cap stamped "Haney 6082";

Thence along the North line of said Second Tract and across said Montgomery Street (unimproved) right of way, North 89 degrees 20 minutes 52 seconds East, a distance of 120.00 feet to a set $\frac{1}{2}$ " iron rod with yellow cap stamped "Haney 6082" at the northeast corner of said Second Tract;

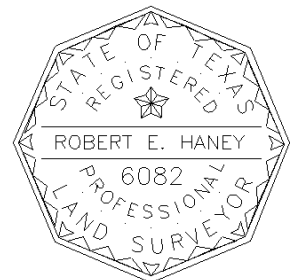
Thence along the East line of said First Tract, South 00 degrees 15 minutes 06 seconds East, at a distance of 20.00 feet pass the southeast corner of said Second Tract, continue along the East line of said First Tract and along the East line of Lots 12, 11 and 10, a total distance of 150.00 feet to the **POINT OF BEGINNING** and containing **0.413 acres** of land.

I, ROBERT E. HANEY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6082, OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THESE FIELD NOTES ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND BY MYSELF.

WITNESSED BY MY HAND AND SEAL THIS THE 6th DAY OF MARCH, 2024.



ROBERT E. HANEY, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6082



See plat of even date herewith.